

PB# 99-25

Sloop Hill Assoc.

37-1-13

Mini-

Approved 9/27/00

DATE September 28, 1999 RECEIPT 134311
RECEIVED FROM Deep Hill Associates, LLC

Address

FOR One Hundred and 00/100 — DOLLARS \$100.00
Planning Board Application Fee
#99-25

ACCOUNT			HOW PAID	
BEGINNING BALANCE			CASH	72 6
AMOUNT PAID			CHECK	100 00
BALANCE DUE			MONEY ORDER	

Taxes Clerk

BY Dorothy H. Hansen
QJ



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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(570) 298-2765

e-mail: mhepa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

MEMORANDUM

(via fax)

11 September 2002

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: SLOOP HILL (FARKAS) SITE PLAN
PLANNING BOARD FILE NO. 99-25**

This will confirm my field visit on the afternoon of 10 September 2002 at the subject site.

It is my opinion as a result of my field review that the site improvements are complete and in general conformance with the approved site plan.

By copy of this memorandum to Larry Reis, I am recommending that the performance guarantee previously deposited in the amount of \$4025 be released to Mr. Farkas in full.

Contact me if you have any questions regarding the above.

NW99-25-Completion Memo 091102.doc
MJE/st



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Writer's E-Mail Address:
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MEMORANDUM

(via fax)

30 January 2002

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: SLOOP HILL (FARKAS) SITE PLAN
STORAGE BUILDING ELEMENTS
PLANNING BOARD FILE NO. 99-25

On 29 January 2002 I visited the subject site in connection with a request for a certificate of occupancy for the middle storage building of the site plan.

Relative to the storage buildings, the site work adjoining the constructed units is substantially complete and would be acceptable for issuance of that C of O. When the applicant requests the next C of O for the storage building to the south (not yet constructed nor started), a more thorough review will be made, and full completion of all site work will be required.

At my previous site visit I identified non-complete work near the repair garage and office. This work remains essentially the same as previously noted, with the performance security still on file with the Town. Bob Farkas, who was at the site, indicated this work will be done in the Spring. There is one additional C of O to be issued for the upper building (second half of the office space). Before that C of O is issued, I would anticipate that Spring will have arrived and the related site work finished.

Call me if you have any questions regarding the above.

I have a concern regarding soil stabilization. The site is adjoining the Silver Stream. Adequate soil erosion prevention measures must be installed and maintained to insure that deposition of silt or erosion migration does not occur. Applicant/Developer should take immediate action.

I am also concerned relative to the sewer line crossing the property. We should obtain an as-built from the developer to demonstrate that the building has been constructed in the proper location (not within easement). Also, I have a concern regarding placement of fill over the sewer line. We must confirm that excess fill has not been placed, nor access to manholes compromised. We will need to coordinate with CAMO in this regard.

Last but not least, the plan approves a caretaker apartment. The code permits no more than one family. As part of the Building Department's review of the site, you should verify that one (not two) apartments have been constructed.

A copy of this memorandum is being provided to John Egitto of CAMO to make him aware of our concerns. You may wish to provide a copy to the developer such that they can address the comments as possible prior to the request for the C of O. Advise me when the C of O has been requested and I will perform follow up review and prepare an estimate for the site work remaining, as necessary for the completion bond.

Contact me if you have any questions regarding the above.

cc: John Egitto, CAMO (via fax)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/07/2001

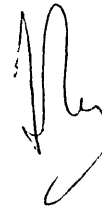
PAGE: 1

LISTING OF PLANNING BOARD **FEES**
SITE PLAN BOND

FOR PROJECT NUMBER: 99-25

NAME: SLOOP HILL ASSOCIATES MINI-STORAGE FACILITY
APPLICANT: DRABICK, STEVEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/07/2001	SITE PLAN BOND	CHG	4025.00		
08/07/2001	REC CK. #335	PAID		4025.00	
		TOTAL:	4025.00	4025.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/29/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 99-25

NAME: SLOOP HILL ASSOCIATES MINI-STORAGE FACILITY
APPLICANT: DRABICK, STEVEN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/27/2000	PLANS STAMPED	APPROVED
07/12/2000	P.B. APPEARANCE - PH . NEED LETTER FROM CENTRAL HUDSON - NEED COST ESTIMATE	ND: CLOSED PH APPR
05/10/2000	P.B. APPEARANCE	LA: SCHED PH RET
09/22/1999	P.B. APPEARANCE	REFER TO ZBA
09/01/1999	WORK SESSION APPEARANCE	SUBMIT

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(814) 563-4611

RECEIPT
#722-2000

09/20/2000

Sloop Hill Associates Llc *approval Fee #99-25*

Received \$ 100.00 for Planning Board Fees, on 09/20/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/20/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 99-25

NAME: SLOOP HILL ASSOCIATES MINI-STORAGE FACILITY
APPLICANT: DRABICK, STEVEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/15/2000	2% OF \$106,537. COST ESTI	CHG	2130.74		
09/20/2000	REC. CK. #159	PAID		2130.74	
		TOTAL:	2130.74	2130.74	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/20/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-25

NAME: SLOOP HILL ASSOCIATES MINI-STORAGE FACILITY
APPLICANT: DRABICK, STEVEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/1999	REC. CK. #127	PAID		750.00	
09/22/1999	P.B. ATTY. FEE	CHG	35.00		
09/22/1999	P.B. MINUTES	CHG	18.00		
05/10/2000	P.B. ATTY FEE	CHG	35.00		
05/10/2000	P.B. MINUTES	CHG	63.00		
07/12/2000	P.B. ATTY. FEE	CHG	35.00		
07/12/2000	P.B. MINUTES	CHG	76.50		
09/15/2000	P.B. ENGINEER FEE	CHG	537.50		
09/20/2000	REC. CK. #157	PAID		50.00	
TOTAL:			800.00	800.00	0.00



9/15/00

SITE PLAN FEES - TOWN OF NEW WINDSOR
(INCLUDING SPECIAL PERMIT)

APPLICATION FEE:.....\$ 100.00

* * * * *

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ 750.00

MULTI-FAMILY SITE PLANS:

UNITS @ \$25.00 PER UNIT AFTER 40 UNITS\$ X

* * * * *

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 ①

PLAN REVIEW FEE (MULTI-FAMILY): A. ~~\$100.00~~
PLUS \$25.00/UNIT B. ~~_____~~
TOTAL OF A & B: \$ _____

~~RECREATION FEE: (MULTI-FAMILY)~~
~~\$500.00 PER UNIT~~
~~_____~~ @ \$500.00 EA. EQUALS: \$ _____
NUMBER OF UNITS

SITE IMPROVEMENT COST ESTIMATE: \$ _____
2% OF COST ESTIMATE \$ 106,537.00 EQUALS \$ 2130.74 ③

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: 800.00

RETURN TO APPLICANT: \$ X
ADDITIONAL DUE: \$ 50.00 ②



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755-2390 Cell #

MEMORANDUM

18 September 2000

TO: MYRA MASON, P.B. SECRETARY

FROM: MARK J. EDSALL, P.E., P.B. ENGINEER

**SUBJECT: SLOOP HILL (FARKAS) SITE PLAN
N.W. PLANNING BOARD NO. 99-25**

I have received a revised engineering plan for the subject application from Pat Brady. The plan addresses the drainage issues discussed at the planning board meeting. It is my opinion that the revised plan is acceptable. The applicant should contact you to submit the necessary number of complete sets of plans for stamp of approval.

I have also received the attached cost estimate. I believe the estimate is acceptable for the purposes referenced in the Town Code. The estimate amount should be established at \$106,537.

One issue, which must be submitted prior to any request for the Certificate of Occupancy, is the easement document for the drainage system. The project surveyor should submit the necessary documents to the Planning Board Secretary as soon as available.

Such that you can close out the file, attached please find our printout of time billings for the application.

Cc: Steve Drabick, LS, Project Surveyor (via fax)

Myra091800.doc

2130.74

AC 01 09/18/2000

PAGE

CHRONOLOGICAL JOB STATUS REPORT

JOB # 87 56

NEW WINDSOR PLANNING BOARD (Changeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK # 99 25

FOR WORK DONE PRIOR TO 09/18/2000

TASK-NO	FLC	DATE--	TRAN	EMPI	ACT DESCRIPTION	RATE	HRS	TIME	DOLLARS		BALANCE
									EXP	BILLED	
99-25	145515	09/01/99	TIME	MJE	WS FARKAS SITE PLAN	75.00	0.40	30.00			
99-25	145758	09/21/99	TIME	MJE	MC F. VARIANCES W/BRADY	75.00	0.30	22.50			
99-25	145760	09/21/99	TIME	MJE	MC SLOOP ASSOC/FARKAS	75.00	0.80	60.00			
99-25	145389	09/22/99	TIME	NCK	CL SLOOP HILL TR	25.00	0.50	12.50			
99-25	148017	09/22/99	TIME	MJE	MM FARKAS DISAPP - ZBA	75.00	0.10	7.50			
99-25	148034	10/27/99	TIME	MJE	MC FARKAS SP ZBA REFER	75.00	0.50	37.50			
								171.50			
99-25	146535	10/11/99			BILL 99-984					176.50	
99-25	151057	12/17/99			BILL 99-1198					-45.00	
										171.50	
99-25	153644	05/04/00	TIME	MJE	WS FARKAS SITE PLAN	80.00	0.40	32.00			
99-25	164314	05/09/00	TIME	MJE	MC SLOOP HILL (FARKAS)	80.00	0.30	24.00			
99-25	164707	05/10/00	TIME	PSR	CL SLOOP HILL RIV LOM	23.00	0.60	13.80			
99-25	164898	05/10/00	TIME	MJE	MC SLOOP HILL (FARKAS)	80.00	0.80	64.00			
99-25	172217	07/11/00	TIME	MJE	MC SLOOP HILL S/P	80.00	0.50	40.00			
99-25	175772	07/12/00	TIME	MJE	MM Sloop Hill COND APPL	80.00	0.10	8.00			
99-25	172266	07/13/00	TIME	MJE	MC TC/BRADY RE FARKAS	80.00	0.30	24.00			
								206.00			
99-25	171103	07/14/00			BILL 00 682					-134.00	
										134.00	
99-25	175168	08/14/00	TIME	MJE	MC FARKAS W/BRADY	80.00	0.30	24.00			
99-25	175235	08/17/00	TIME	MJE	MC FARKAS W/GRILL	80.00	0.30	24.00			
99-25	176298	08/23/00	TIME	MJE	MC TC/BRADY RE FARKAS	80.00	0.30	24.00			
99-25	177219	08/30/00	TIME	MJE	MC FARKAS W/BRADY	80.00	0.30	24.00			
99-25	177716	09/12/00	TIME	MJE	MC FARKAS S/P	80.00	0.20	16.00			
99-25	177722	09/18/00	TIME	MJE	MC Close out Sloop Hill	80.00	0.60	48.00			
					TASK TOTAL			537.50	0.00	305.50	232.00
					GRAND TOTAL			537.50	0.00	-305.50	232.00

TOTAL P.03

**BRADY
ENGINEERING****POST OFFICE BOX 482
WALDEN, N.Y. 12586-0482****Civil/Environmental Services****(914) 778-4006**

August 31, 2000

**IMPROVEMENT COST ESTIMATE
for
SLOOP HILL ASSOCIATES, LLC - SITE PLAN**

DESCRIPTION	QUANTITY	UNIT PRICE	COST
Parking Lot	1,795 S.Y.	\$ 9 / S.Y.	\$ 16,155
Concrete Curbs	610 L.F.	\$ 9 / L.F.	\$ 5,490
Water Main Connection	Lump	\$ 1,500	\$ 1,500
Sanitary Disposal System	Lump	\$ 8,000	\$ 8,000
Oil-Water Separator	Lump	\$ 5,000	\$ 5,000
Catch Basins	19 Each	\$ 1,200	\$ 22,800
12" HDPE Storm Drainage	812 L.F.	\$ 25 / L.F.	\$ 20,300
18" HDPE Storm Drainage	482 L.F.	\$ 30 / L.F.	\$ 14,460
18" Flared End Section	2 Each	\$ 250 Each	\$ 500
Landscaping	Lump	\$ 2,200	\$ 2,200
Fencing	965 L.F.	\$ 10.50 / Ft	\$ 10,132
		TOTAL	<u>\$ 106,537</u>



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and PENNSYLVANIA

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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SLOOP HILL ASSOCIATES SITE PLAN
(MINI-STORAGE FACILITY, OFFICES, APARTMENT)
PROJECT LOCATION: ROUTE 9W AND SLOOP HILL ROAD
SECTION 37 – BLOCK 1 – LOT 13
PROJECT NUMBER: 99-25
DATE: 10 MAY 2000
DESCRIPTION: The application proposes the construction of mini-storage units, three(3) service garages with related office, two (2) offices, and a caretaker apartment. The plan was previously reviewed at the 22 September 1999 Planning Board Meeting.

1. This application was previously reviewed at the September 1999 Planning Board meeting and was referred to the Zoning Board of Appeals for necessary variances. The property is located within the NC zoning district of the town. The mini-warehouse (storage unit) use is Use A-10 for the zone; the Board should discuss the classification of the service repair garage. This revised plan now includes two (2) offices (Use A-7), as well as a caretaker apartment (Use B-2). The bulk table should reference all four (4) uses proposed at this site.

The bulk table appears correct for the zone and uses. The side yard and total side yard (provided) values should be verified, and street frontage and development coverage should be added to the table.

The parking schedule (calculation) on the plan appears correct for the various uses on the site. The plan does provide thirty-five (35)-parking spaces throughout the site. The Board must decide if the locations are acceptable. In addition, with thirty-five (35) spaces, two (2) handicap spaces are required.

2. I reviewed the plans submitted and have the following comments:
 - a) The handicap detail on Sheet 3 should be corrected indicating that the maximum height to the bottom of the sign is 5-7 feet, and all striping for the handicap spaces will be blue.
 - b) For more recent similar projects the Planning Board has promoted controlled traffic movement within the site. The Board should decide if this site warrants some more measures.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SLOOP HILL ASSOCIATES SITE PLAN
(MINI-STORAGE FACILITY, OFFICES, APARTMENT)
PROJECT LOCATION: ROUTE 9W AND SLOOP HILL ROAD
SECTION 37 – BLOCK 1 – LOT 13
PROJECT NUMBER: 99-25

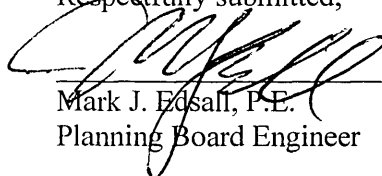
- c) The plans include design data for the sanitary disposal system. Additional clarification should be made that the design flow includes all four uses on the site.
- d) It should be verified (and indicated on the plans) where the offices are located for the mini-storage use, and if restroom facilities are provided.
- e) The plan includes relocation of a Central Hudson right-of-way and includes development over the right-of-way area. This plan should be referred to Central Hudson by the Planning Board to verify their concurrence with the plan.
- f) The project includes off-site drainage improvements crossing Sloop Hill Road. Concurrence from the Town Highway Superintendent will be required.
- g) The site includes six-foot high security fencing surrounding the storage use. A detail of the fence should be provided.
- h) The plan indicates providing “gates at R.O.W. if needed”. We should get a determination from Central Hudson if these gates are required. Gates at both ends of the right-of-way should be considered.
- i) The Board must decide if a lighting plan and/or landscaping plan will be required for this application.
- j) The grading and utility plan (Sheet 2) would require some additional design relative to proposed contours. Retaining walls are indicated; however, height and contour information does not appear available.
- k) Details of all site retaining walls should be included.
- l) All drainage piping on the site should be identified by size. As well, catch basin and pipe grade information should be determined.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: SLOOP HILL ASSOCIATES SITE PLAN
(MINI-STORAGE FACILITY, OFFICES, APARTMENT)
PROJECT LOCATION: ROUTE 9W AND SLOOP HILL ROAD
SECTION 37 – BLOCK 1 – LOT 13
PROJECT NUMBER: 99-25

3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
4. The Planning Board should schedule the mandatory public hearing for this site plan with Special Permit, per the requirement of Paragraph 48-35 (A) of the Town Zoning Local Law.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEpr

Sloop.pr

CENTRAL HUDSON GAS & ELECTRIC CORPORATION
284 SOUTH AVENUE
POUGHKEEPSIE, NY 12601-4879

914-486-5475

JOHN MCMANUS

TELECOPIER: 914-486-5952
E-mail: jmcmanus@cenhud.com

February 18, 2000

Mr. Robert Farkas
Stelmar Design Inc.
P.O.Box 495
Cornwall, N.Y. 12518

RE: North Cornwall Gas Regulator Station Easement

Dear Mr.farkas:

It was a pleasant surprise to meet you on site yesterday February 17, 2000. Our conversation combined with observing the Site explained much to me.

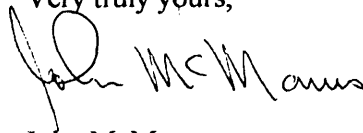
I researched the Deed and Easement documents to understand the motive and rights involved with easement. As you know, in 1954 Central Hudson bought a parcel of land from Sykes to build a gas regulator station to supply gas to Cornwall and the West Point area from the gas transmission line adjacent the old Rail Road bed near the site. As part of the Deed, two easements and rights of way obtained. One easement is ten feet wide and is to be used for utilities from the station to Shore Road. The Second easement is for the use of an existing driveway corridor fifty feet in width to be used in conjunction with others to ingress and egress to and from Shore Road. The physical site has changed dramatically from 1954 to now, the driveway corridor no longer exists, the access road to the regulator station and adjoining properties has been relocated to the Town Road (Sloop Hill Road).

Because of the changes to the property use, Central Hudson does not need to use the old access road location as long as Central Hudson is not deprived of its right to cross your property (using a delineated route as we spoke about)for ingress and egress to the Regulator station and its 10 foot wide utility corridor. The expanding the depth of the proposed garage and office building into the old access corridor will not affect Central Hudson's operation or maintenance functions. Once your facilities are constructed, I am confident that we can work out the specifics of access

to our station and maintenance of our distribution line to our mutual benefit.

I hope this research and letter assists you in your development of the site. If you have further questions, please contact this office.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John McManus".

John McManus
Special Services Representative

RESULTS OF P.B. MEETING OF: July 12, 2000

PROJECT: Sloop Hill Assoc.

P.B.# 99-25

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) B S) LU VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES__ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

Closed

WAVE PUBLIC HEARING:

M) A S) LU VOTE: A 5 N 0

Closed

WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M) LU S) A VOTE: A 5 N 0 APPROVED CONDITIONALLY: 7-12-00

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Need letter from Ferkas re: Central Hudson</u>
<u>Dismissed catch basins - Mark to talk to Henry about</u>
<u>Catch basins</u>
<u>Public Comment: Drainage - Garages - Traffic</u>
<u>Submit Cost Estimate</u>

PUBLIC HEARING:

SLOOP HILL ASSOCIATES SITE PLAN & SPECIAL PERMIT
(99-25)

Mr. Patrick Brady appeared before the board for this proposal.

MR. BRADY: I'm the engineer for the project.

MR. PETRO: This application proposes construction of mini storage units, three service garages with related office, two offices, and a caretaker apartment. This plan was previously reviewed at the 2 September, 1999 planning board meeting. This application was before the board for a public hearing. If there's anyone here to speak on behalf of the application, the board is going to review it first and later I will open it up to the public for their input. Mr. Brady, why don't you bring us up to date and we'll go on.

MR. BRADY: Okay, at the last planning board meeting, a number of revisions were made, we provided for more detail with the drainage, including the lighting plan, landscaping that was requested. There was some details that needed to be adjusted, the handicapped parking spaces, we provided for retaining wall which would be used along the easterly line of the site. We have also provided for the drainage, a storm interceptor which acts as a quality control device for the drainage system before it heads out to the Moodna Creek. That was really encompassing the comments from the last meeting.

MR. LANDER: We had a question for Central Hudson about their easement running through there, about some type of gates they might need.

MR. BRADY: I believe a letter from Central Hudson was provided with the submission to the planning board, do you have a copy of that?

MS. MASON: No.

MR. BRADY: Do you have a copy of that?

MR. FARKAS: I don't have a copy but there was a copy that was supposed to be submitted.

MS. MASON: I don't have it.

MR. FARKAS: I can provide it.

MR. PETRO: What was their input? They didn't want the gates?

MR. FARKAS: No, because they're going to have access through the main gate, that's all they said was going to be needed.

MR. PETRO: Just forward a copy so we have it in the file so I'll assume what you're saying is a hundred percent and we'll go from there. The drainage basin, Mark, you're saying should be out of the Town right-of-way, how close is it, where is it?

MR. EDSALL: It's several feet into the Town right-of-way. They have brought the private drainage system out into the right-of-way and then they take it back into the private site. So what I am suggesting is that we take it back to the property line, which is only a couple feet and have a matching basin on the opposite side so that you'll pick up the drainage flow from the entire roadway cause the balance of the system is private interior to the site so we want to keep that one back several feet so it's a minor adjustment, won't affect their grades or layout.

MR. PETRO: In the grading plan, we don't have the contours, so we don't know where the water's running, if it's running into all these catch basins.

MR. EDSALL: There's directional arrows.

MR. BRADY: And there's actually proposed spot elevations at all the corners. But you see we have provided for that at the high points, water will be shedding away from the units from the center of the aisles out to the outer lines.

MR. EDSALL: Mark, that looks all right, your comment number--

MR. EDSALL: Only place I was concerned they do have an area where they have a retaining wall, I wasn't sure how the grading was going to be accomplished. I will work with pat for the areas where we need contours or verify the point elevations, give us enough information.

MR. PETRO: Any other comments from the board?

MR. LUCAS: Says block and frame garage, is that existing, top right-hand corner of the plan?

MR. BRADY: That's on a separate lot, that's existing.

MR. PETRO: We have a conditional approval from the highway superintendent, he's requesting three additional catch basins at the entrance, you already talked to Mike or Mark?

MR. BRADY: No, I hadn't seen that comment, but I don't believe that to be a problem.

MR. PETRO: Maybe you can fill us in on this Sloop Hill, did you talk to Henry about adding three additional catch basins at the entranceway?

MR. BABCOCK: He mentioned that the catch basins here and here, there's one, there's two.

MR. EDSALL: No, I'm suggesting one more here. So he wants at the southerly access he's looking for a pair as well but that appears to be sloping into the property.

MR. BRADY: Right, all the accessways to this facility slope away from Sloop Hill and not towards Sloop Hill so the Town road will not be receiving any additional runoff or any runoff from this site, all the water from this, if anything, would be taking water off Sloop Hill and bringing it inward to our collection system and back out.

MR. LANDER: That's 3.3 percent you have there.

MR. BRADY: Yes.

MR. LANDER: Positive back into the site.

MR. BRADY: Correct, 3.3 and that's all, 10 percent.

MR. PETRO: I don't see a problem.

MR. BRADY: We have provided tops and bottoms for the walls, if you can see top wall, bottom wall, top wall, bottom wall, top wall, bottom wall.

MR. LUCAS: Town of New Windsor sewer and water?

MR. BRADY: It's Town of New Windsor water and the sanitary disposal will be septic systems, will be on site which will be out in front located up in this area here.

MR. LUCAS: Okay.

MR. PETRO: Mike, correct me if I'm wrong, the fence details, one of the comments made by Mark, which way the fence would be fencing, our code is any way that they want?

MR. BABCOCK: That's correct.

MR. PETRO: Which way do you plan on facing the fence?

MR. FARKAS: Facing the good side out toward the street.

MR. PETRO: At this time, this is a public hearing, we had 43 addressed envelopes containing the attached notice of public hearing. Is anyone here and would like to speak, be recognized by the Chair, state your name and address and your concern. Would anyone like to speak?

MR. KANE: My name is Bill Kane, I live on Canterbury Lane, which is directly across 9W from where this proposal is and we have very, very poor drainage on our

side of the highway now and the only disposal water from our side goes underneath 9W directly over to where you're planning your project. Is that going to impact us at all? What's going to happen to our drainage, it's bad enough as it is.

MR. PETRO: Turn that a little bit to the audience.

MR. BRADY: There's a culvert that comes under Route 9W right here, it's an existing 18 inch cast iron pipe to the best of my knowledge, this pipe has been inactive or the state plans to do some corrective measures when they come through, however, we have provided catch basins to intercept the flow from this basin, but the flow from it is a free flow, so there will be no backup from this particular site to cause any adverse affect to the westerly side of 9W.

MR. PETRO: You're not restricting the flow?

MR. BRADY: Correct, it should flow better.

MR. FARKAS: That culvert when we were doing some ground work, the culvert was a disaster, trees in front of it, rocks, it was half covered like with dirt, it was pretty restricted as it was, we pretty much cleaned it out already and with the catch basins that we provided, I think you're going to see better drainage.

MR. KANE: That's taking care of the east side, the west side has no drainage, but it will be getting there.

MR. LAPOLIS: Anything that comes through the culvert will be better than it has been.

MR. PETRO: Are you one of the owners?

MR. LAPOLIS: Yes.

MR. FARKAS: I talked to the state when they come through they're going to do added drainage along that culvert comes through, they're going to run swales down past my apartments and go out toward the creek on Shore Road.

MR. KANE: Pick up the water with the 18 inch pipe?

MR. FARKAS: Or they are going to change the whole slope of the road, they're going to improve it, I would assume they'll improve it, not stay with what they've got.

MR. LANDER: So, let me understand this, the state is going to be doing some work on 9W?

MR. FARKAS: Eventually, the state's going to redo that whole section of 9W at Forge Hill, they're going to drop the slope to roughly one degree back roughly 200 feet, that's the last that I heard and there's going to be turning lanes.

MR. LANDER: My question is are they going to dump more water onto your property?

MR. FARKAS: No, they're going to make drainage ditches along the side of 9W.

MR. LUCAS: Did they take any of your property because I know they did up and down.

MR. FARKAS: At one time, they were taking ten, about approximately ten feet and what they are doing, they're taking it, they're regrading it and they're actually supposedly giving it back to me, that was the last I heard, it's just for basically grade work.

MR. LANDER: My reason for asking is that if they dump anymore water and on your property, did you use that when you calculated for the drainage?

MR. BRADY: Yes, I did, what happens here the limiting factor to drainage even onto the west side of 9W would be the size of this culvert, it's a long culvert, it would be limited to its inlet control, in other words, the only concern amount of water will flow unless they actually change the size of the pipe, so the drainage collection system has been designed to handle the flow from an 18 inch flowing if you will under the inlet control situation.

MR. PETRO: Anything else, sir?

MR. KANE: No but I'd like a little better information on three service garages.

MR. PETRO: In what respect exactly what they are?

MR. KANE: What they are and what they're going to handle.

MR. BRADY: Well--

MR. FARKAS: Basically, an automotive repair shop, it's going to be doing repairs, tune-ups basically working on cars, service garage.

MR. KANE: Going to be three of them?

MR. LAPOLIS: One garage, three bays.

MR. PETRO: There's a caretaker apartment above it, is that correct?

MR. LAPOLIS: That's correct.

MR. BRADY: Caretaker above the office.

MR. RINGLE: David Ringle (phonetic), Canterbury Lane, what they said last time, the garage is going to be separate, didn't say anything about apartment above the garages, you didn't say anything about the garages last time, garages were going up, going to be a service station, nothing about apartments, caretaker was over your office and the garages are separate, I don't think the garages should be put in there, there's no drainage, they're doing oil changes on cars, antifreeze, all hazardous material.

MR. LAPOLIS: There's no floor drains in the garage.

MR. RINGLE: Outside into the street, into the land.

MR. LAPOLIS: Any hazardous materials spilled from the automotive garage will just like in any automotive

garage will have to be collected at the time of the spill by the means used and disposed of properly. There's companies that would be the, of course, the person in the garage's responsibility, but we would see to it.

MR. RINGLE: What you're saying I don't think the garage should be put in there.

MR. BRADY: Just so you know that the storm water collection system that's been proposed for this site takes, there's catch basins that have been installed to collect any runoff from the parking lot area and the garage area and that drainage system is brought through the storm receptor, it's a quality control basin which acts as an oil separator, so any oils if they were spilled in the mini storage site or at the service garage would be collected into the storm water collection system and would be caught in the water quality basin which would be oil separator, so it would not make it any further than leaving the site.

MR. LANDER: Mr. Babcock, New York State probably has some kind of safety valve here when you build these garages to begin with, is that correct or am I assuming too much, if I want to put up a gas station and change oil or whatever, they must have the means to, if there's a spill in that garage?

MR. BABCOCK: It's an oil water separator, that's all that is required is an oil water separator at some point in the system. What they're doing, they're catching the complete runoff, if you have a car that's parked at the mini-warehouse that leaks oil, they're even collecting that oil.

MR. PETRO: Is this a permitted use in the zone by special permit, correct?

MR. EDSALL: Yes.

MR. PETRO: Anything else, sir?

MR. RINGLE: Talking about the drainage that goes underneath 9W, New Windsor just spent \$20,000 on

Canterbury Lane to push all our drainage water into that ditch, now they make it smaller, that's going to cause flooding on the side that I live on.

MR. BRADY: We're not making it smaller.

MR. RINGLE: You said the state may make it smaller?

MR. BRADY: No, I didn't say that.

MR. RINGLE: You didn't say that at all?

MR. BRADY: No.

MR. RINGLE: We have enough problems with flooding by your doing construction and all the other stuff.

MR. PETRO: I think he did a pretty good job on the site for drainage, they have a small amount of catch basins and as he said earlier, the 18 inch pipe that's going underneath 9W is only going to take 18 inches of water no matter what. He's addressed that pretty good.

MR. LANDER: You wanted to know where the water's going to end up after it leaves the site, is the Hudson River.

MR. KANE: Like I said, the only people that are putting anything into that drain that goes going under 9W are the people on the east side of 9W, east side of Canterbury. On the west side of Canterbury Lane, we have no way of getting water, we have no drainage whatsoever, none, but speaking to the road superintendent, sooner or later, they expect to put drains in?

MR. LUCAS: 9W, they do have a master plan, I wonder if that would be available, maybe you can call Mr. Green with the DOT because that I think that would address your problem, because I think they're going to do so much construction on the road, they'll have to address the drainage on both sides.

MR. PETRO: He's on the other side of Canterbury Lane, it's not piped to get over that far, that's a Town

issue, has nothing to do with this application.

MR. KANE: Except if the Town does put in drainage for us on the west side of Canterbury Lane, that's the only place the water's going to go is to have the 18 inch pipe and if that pipe gets filled up what are they going to put in it on the east side, what's going to happen if the west side gets on it too?

MR. FARKAS: Right now, that drainage pipe that dumps on 9W is basically illegally dumping on my property, there's no swales, nothing that was ever designed on my property for that 18 inch culvert, when we get done with it, there will be adequate drainage on 9W, they're going to build swales parallel with 9W to take any water that's coming off those roads and put it into the creek at a different location

MR. PETRO: You didn't ask them for the water?

MR. FARKAS: I didn't ask them for the water, but I can tell you right now there's very little water that ever comes through that culvert.

MR. PETRO: Any other comments other than the water subject?

MS. LEININGER: Kathy Leininger, I live on Forge Hill Road and I don't know if anyone who's been planning this has seen this article about accidents every few weeks happening, we call the cops, it's like ridiculous, it's been going on for years, there's no traffic light, there's nothing over there, I mean, you know, if anyone wants to look at it.

MR. PETRO: There's a master plan to redo it.

MS. LEININGER: 2001. When is this going to be built?

MR. PETRO: As soon as they can secure a permit and start.

MS. LEININGER: That's before 2002 before the light's in.

MR. FARKAS: Yes.

MS. LEININGER: According to you guys, there's no threat of ground water contamination, right?

MR. FARKAS: No.

MS. LEININGER: Okay, well, I just don't understand how they can go and put storage units and garages at this point, this street is really dangerous, you can't make a left on Forge Hill Road and 9W, you really can't, you can sit there for minutes, minutes, minutes, half hour and I don't know if anybody on the board lives in New Windsor, but if you did, you'd know the street.

MR. LANDER: We all live in New Windsor, otherwise we wouldn't be able to sit on the board. And another thing as you know, the wheels of the state government move very slowly when it comes for traffic lights and improvements, it normally takes many fatalities for them to do anything and point being 9W and Union Avenue County Road 69 numerous accidents there, all they had to do was put a green arrow and offset it from the other side of the road, took years and fatalities.

MS. LEININGER: With all of this growth going on in the area, why don't someone do something about this stop light I just can't imagine how people are building, there's going to be more turning, more storage.

MR. KANE: If you come down 9W and have to make a left onto Forge Hill to get into the left lane and have to stop--

MR. PETRO: It's not only your intersection, there's many intersections, in Vails Gate, it's all over Town, but we cannot hold up someone from developing a piece of property, they have the same right to use the road as you do, you live there, they pay taxes on the land and he wants to use the roads, so we can't do anything but your avenue to make it better would be with the state and get more letters and have them do it more quickly. We can't hold up an application.

MS. LEININGER: So this is a done deal, actually?

MR. PETRO: They don't have an approval vote, we're listening for input, they have been here three or four times and nothing's really done, we're discussing it.

MS. LEININGER: Thank you.

MR. LANDER: That's why we have the public hearing just to hear the comments from the public.

MS. LEININGER: Okay.

MR. PETRO: Any other subjects anyone would like to speak? Motion to close the public hearing for Sloop Hill?

MR. ARGENIO: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the Town of New Windsor Planning Board close the public hearing on Sloop Hill Associates site plan.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I'd like to reopen this application to the board and go for any other comments they may have.

MR. LANDER: For the public's information, the proposed three bay garages and the office with the caretaker's apartment above it, that's been on the plan at the last meeting.

MR. BRADY: Yes.

MR. LANDER: If it's within zoning, of course it's a special permit, am I right?

MR. PETRO: Right.

MR. LANDER: So we have to look at that also, but it was on there, somebody made a comment before that it wasn't, it was separate, it was always there, so I just wanted to clarify that.

MR. PETRO: Mark, do you have any outstanding comments?

MR. EDSALL: You have discussed Central Hudson and the highway superintendent, the fence, the catch basins, and grading those are the issues relative to the plan and we have still got SEQRA.

MR. LANDER: Do you have any comments on the drainage?

MR. EDSALL: I believe that before this application is closed out, we have to make sure that we have adequate capacity to tie in that cross pipe which very well may be used by the Town as an outlet for the Canterbury development, tie that in.

MR. LANDER: Crossing Sloop Hill Road?

MR. EDSALL: No, the one coming under 9W, tie that one into the system so that we, if that line is used to a greater extent it doesn't result in a problem with their site, so we'll have to work with the applicant on that. As far as the drainage at the two entrances, I misread the plan at the main entrance and thought it was crowned where it would run in both directions if in fact it's all running into the site, then I still think the catch basin has to be moved in because we don't want a private catch basin in the Town right-of-way but I don't, I will withdraw my comment to put a second basin in, looks like the basin is only being used as a turning point so you don't need the second basin, I will speak with the highway superintendent because he may not, once he realizes it goes into the site, he may not care about the additional basins so we'll work that out.

MR. PETRO: Can I have a motion to declare negative dec?

MR. BRESNAN: I'll make that motion.

MR. LANDER: Second it.

R. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Sloop Hill Associates site plan.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I think that they have come a long way with the plan, there's one of the comments have been taken away by Mark as he just said, we know about the fence, Central Hudson, we're going to have a letter for the file if they want the plans stamped and Mark, do you see any other subject-to's at this time?

MR. EDSALL: Well, I think that the responses that we got regarding the fence going out and of course, you're getting the letter from Central Hudson and just that we resolve the drainage interconnections and highway superintendent.

MR. PETRO: You plan on actually starting this this year?

MR. FARKAS: Yes.

MR. PETRO: You'll have traffic this year?

MR. FARKAS: It will be minimal.

MR. PETRO: 2001 when you're probably in operation?

MR. FARKAS: Yes.

MR. PETRO: We have a year to go before the light is installed and the turning lane and all that.

MR. FARKAS: Yeah.

MR. PETRO: On 9W.

MR. LANDER: Mr. Chairman, the site plan for the three bay garages, service garages, is this public hearing for that also or is there going to be a separate one?

MR. PETRO: No, same public hearing, special use permit and for the site plan itself.

MR. LUCAS: Just a garage, there's no fuel dispenser?

MR. BRADY: No.

MR. PETRO: We have fire approval on 7/11/2000, as I said earlier, we have highway approval on 7/11/2000. You realize there will be a cost estimate that will have to be put in place to receive final stamps of approval. With that, I will entertain a motion to grant final approval to the Sloop Hill Associates site plan.

MR. LUCAS: Make it.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the Town of New Windsor Planning Board grant final approval to the Sloop Hill Associates site plan on Route 9W and Sloop Hill Road. Is there any further discussion from any of the board members? If not, roll call, subject to the bond has to be put in place.

MR. LANDER: Three bay garages go along with this, gentlemen, the service garages.

MR. PETRO: It's a special use permit, if it ever develops into a major problem, we would do it, naturally, again, it's a special use permit by this board and there's no time limit, but at such time it becomes a problem, you can be called in for further review.

MR. LANDER: I think there should be a time limit on it, I'm not too crazy about these service garages here and I would like to see a time limit, maybe a year.

MR. ARGENIO: For review by the building inspector.

MR. LANDER: Or by this board, if there's any problems, we can nip it in the bud then if not, it's forever.

MR. BABCOCK: Mr. Chairman, once they're put on a schedule, I'm not sure what that schedule will be, once they get a C.O. and go in operation, they'll be put on a yearly schedule for an inspection, they'll be inspected every year by the fire inspector's office for everything, all the hazardous materials, make sure they're keeping everything wherever they're supposed to as every garage in the Town of New Windsor gets.

MR. PETRO: It will come natural, Ron.

MR. BABCOCK: Wherever they fit into the schedule, I can't tell you what the date will be, but they'll fit into the schedule.

MR. PETRO: We have a motion before the board, it's been seconded, is there any other discussion?

MR. LANDER: Did can we hear the subject-to's?

MR. PETRO: Bond estimate be put into place for the site plan and Mark, you're going to work out the little details of the catch basins and what was the other one, letter from Central Hudson has to be put in the file.

MR. ARGENIO: I was going to say Mark mentioned that he would ensure that whatever swaling they do they do not block that culvert on 9W in any way, shape or form.

MR. ESDALL: I believe it should be tied into the system.

MR. ARGENIO: So sort of swale with a throat, I have to tell you the rim of the basin right next to it is above the rim of the culvert coming across the road, so it's reasonable for me to assume the water is not going to

July 12, 2000

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go north, it's going to go south, Mark said he's going to make sure that it doesn't get blocked.

MR. EDSALL: We'll coordinate with the highway superintendent, make sure if we need to tie it in, it will be tied in.

MR. ARGENIO: That's correct.

MR. PETRO: Roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE



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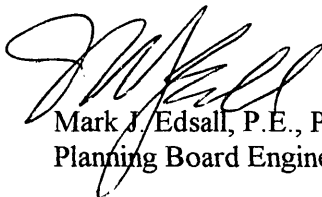
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: SLOOP HILL ASSOCIATES SITE PLAN
(MINI-STORAGE FACILITY, SERVICE GARAGE, APT)
PROJECT LOCATION: ROUTE 9W AND SLOOP HILL ROAD
SECTION 37 – BLOCK 1 – LOT 13
PROJECT NUMBER: 99-25
DATE: 12 JULY 2000
DESCRIPTION: THE APPLICATION PROPOSES THE CONST-
RUCTION OF MINI-STORAGE UNITS, THREE (3)
SERVICE GARAGES WITH RELATED OFFICE, TWO
(2) OFFICES, AND A CARETAKER APARTMENT.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE
22 SEPTEMBER 1999 PLANNING BOARD MEETING.
THE APPLICATION IS BEFORE THE BOARD FOR A
PUBLIC HEARING AT THIS MEETING.

1. This application was previously to the Zoning Board of Appeals for necessary variances. The application is for a mixed-use site, including the special permit uses (service repair garage & caretaker apartment). The bulk table has been modified to reflect all four use classifications. The table should make it clear that the second value for each bulk requirement is for use B-7 (first value for other 3 uses). The plan appears to meet all bulk requirements with exception of the front yard value for which a variance was received.
2. My previous comment sheet noted several issues which required correction. The applicant's surveyor and engineer have responded to all the questions previously noted and my comments regarding same are as follows:
 - a. Has the Planning Board received any communication from Central Hudson regarding their R.O.W.? Do they want access gates to their ROW through the security fence?
 - b. Has the Highway Superintendent approved the plans, specifically the drainage improvements?

- c. Will the "finished side" of the 6' fence be faced outward? Is this type fence acceptable to the Planning Board?
 - d. The drainage catch basin and pipe at the main entrance should be moved off the Town Right-of-Way, onto the site. As well, a pair of basins should be provided at this location.
 - e. The submittal does not appear to include a final grading plan with existing and proposed contours. The Board should determine if this would be required.
3. After receiving comment from the public at this Hearing, the Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
4. If the planning board identifies any additional concerns on this application, I will be pleased to review same, as deemed necessary by the board.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW99-25-12Jul00.doc

In the Matter of Application for ~~Site Plan~~ Subdivision of

Applicant.

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On June 28, 2000, I compared the 43 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra Mason
Myra L. Mason, Secretary for
the Planning Board

28th day of June, 192000

Deborah J. Lee
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 2001

AFFMAIL.PLB - DISC#1 P.3.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

June 2, 2000

Robert Farkas
16 Laurel Avenue
Cornwall, NY 12518

Re: 37-1-13.11

Dear Mr. Farkas,

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$55.00.

Please remit the balance of \$55.00 to the Town's Clerk Office.

Sincerely,

A handwritten signature in cursive script, appearing to read "L. Cook". The signature is enclosed in a circular mark.

Leslie Cook
Sole Assessor

LC/lrd
Attachments

CC: Myra Mason, PB

Robert A. Nannini & Callahan Andrew J.
262 Angola Road
Cornwall, NY 12518 ✓

New York Military Academy
Academy Avenue
Cornwall-on -Hudson, NY 12520 ✓

Paul & Catherine Leininger
9 Forge Hill Road
New Windsor, NY 12553 ✓

N & C Land Corp. ✓
262 Angola Road
Cornwall, NY 12518

RKI International Ltd. Inc.
C/o Yigal Bosch
2600 South Loop West, Suite 170 ✓
Houston, Texas 77054

Fred & Kathryn Wygant Jr. ✓
7 Forge Hill Road
New Windsor, NY 12553

Robert A. Nannini & Andrew J. Callahan ✓
PO Box 164
Salisbury Mills, NY 12577

Sara Staples
C/o Miriam Spaulding
67 Forge Hill Road ✓
New Windsor, NY 12553

Christopher & Anne Kane ✓
33 Canterbury Lane
New Windsor, NY 12553

Karol L. Longley
226 Shore Road ✓
New Windsor, NY 12553

Hugh & Leona Gavin
8 Canterbury Lane ✓
New Windsor, NY 12553

Mark & Shannon Kintz ✓
31 Canterbury Lane
New Windsor, NY 12553

Ronald & Harriet Buckner ✓
21 Stonecrest Drive
New Windsor, NY 12553

Margaret Napolitano
10 Canterbury Lane ✓
New Windsor, NY 12553

David & Katherine Ringel ✓
29 Canterbury Lane
New Windsor, NY 12553

Frank E. Cowan
14 Sloop Hill Road ✓
New Windsor, NY 12553

William & Julia Ondriska
12 Canterbury Lane ✓
New Windsor, NY 12553

David Jones
Pamela Laffin ✓
27 Canterbury Lane
New Windsor, NY 12553

Central Hudson Gas & Electric Corp. ✓
284 South Avenue
Poughkeepsie, NY 12601

Charles & Marion Demicco ✓
16 Canterbury Lane
New Windsor, NY 12553

Stanley & Sally Clark ✓
25 Canterbury Lane
New Windsor, NY 12553

The People of the State of New York ✓
Department of Environmental Conservation
50 Wolf Road
Albany, NY 12233

All Phase Structure I, LLC ✓
18 Canterbury Lane
New Windsor, NY 12553

Alina Melendez ✓
23 Canterbury Lane
New Windsor, NY 12553

Joseph O'Rourke ETAL. ✓
C/o Richard Clarino
5 Mace Circle
Newburgh, NY 12550

Veronica Farina ✓
97802 Overseas Highway
Key Largo, Florida 33037

Andrew Ryan ✓
207 Dubois Street
Newburgh, NY 12550

Mid-Hudson II Holding Co. Inc. ✓
PO Box 298
New Paltz, NY 12566

Anthony & Susan Zappola ✓
5 Forge Hill Road
New Windsor, NY 12553

John & Eileen Bates ✓
17 Canterbury Lane
New Windsor, NY 12553

William Kane
Linda Rieb
13 Canterbury Lane
New Windsor, NY 12553 ✓

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553 ✓

Walter & Hazel Casey
11 Canterbury Lane
New Windsor, NY 12553 ✓

James R. Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553 ✓

Theodore & Catherine Valleau Jr.
9 Canterbury Lane
New Windsor, NY 12553 ✓

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
45 Quassaick Avenue
New Windsor, NY 12553 ✓

Louis Pignetti
Kathleen Corke
7 Canterbury Lane
New Windsor, NY 12553 ✓

Victor & Maria Calchi
5 Canterbury Lane
New Windsor, NY 12553 ✓

Thomas & Edna Mullen
3 Canterbury Lane
New Windsor, NY 12553 ✓

Michael & Terri Mastrorocco
3 Forge Hill Road
New Windsor, NY 12553 ✓

Joseph & Sandra Burkert
323 Route 210
Stony Point, NY 10980 ✓

George J. Meyers, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 ✓

Dorothy H. Hansen, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 ✓

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30
43 Mailed

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, county of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on July 12, 2000 at 7:30 P.M. on the approval of the proposed Site Plan Approval and Special Permit for Sloop Hill Associates (Tax Map #Section37, Block 1, Lot 13.11) Rt. 9W and Sloop Hill Road. Map of the Site Plan and Special Permit is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

June 13, 2000

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

5/31/00 CM



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

REQUEST FOR NOTIFICATION LIST

DATE: 5/31/00

1765

NAME: Far Kas, Robert TELE: (914) 534-8573

ADDRESS: 16 Laurel Ave. Cell Phone: 755-2390
Cornwall, NY 12518

TAX MAP NUMBER: SEC. 37, BLOCK 1, LOT 13
SEC. _____, BLOCK _____, LOT _____
SEC. _____, BLOCK _____, LOT _____

PUBLIC HEARING DATE (IF KNOWN): _____

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(~~LIST WILL CONSIST OF ADJUTTING~~
PROPERTY OWNERS AND ACROSS ANY STREET)

YES

SPECIAL PERMIT ONLY:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

YES ✓

AGRICULTURAL DISTRICT:

(LIST WILL CONSIST OF ALL PROPERTY OWNERS
WITHIN THE AG DIST. WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)

YES

* * * * *

NEW WINDSOR ZONING BOARD:

(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)

YES

* * * * *

AMOUNT OF DEPOSIT \$ _____ TOTAL CHARGE \$ _____

RESULTS OF P.B. MEETING OF: May 10, 2000

PROJECT: Sloop Hill Assoc. P.B.# 99-25

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y N
2. TAKE LEAD AGENCY: Y N

M) S) VOTE: A N
CARRIED: YES NO

M) LN S) A VOTE: A 3 N 0
CARRIED: YES NO

Mandatory

WAIVE PUBLIC HEARING: M) A S) LN VOTE: A 3 N 0 WAIVED: Y N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

<u>Service Area + Apartment are both special permit</u>
<u>Address Marks Comments</u>
<u>Need letters from Cent Hudson re: Gates</u>
<u> </u>
<u>Check #2-F with Terry Krall</u>
<u>Need stop bars at ends of drives</u>
<u>Mark to review lighting</u>
<u>Need small detail of landscaping plan</u>
<u>Send revised plan to Cent. Hudson</u>

REGULAR ITEMS:

SLOOP HILL ASSOCIATES SITE PLAN (99-25)

Mr. Steven Drabick appeared before the board for this proposal.

MR. PETRO: This is a proposal for mini storage warehouse, automobile service garage, office with apartment. Why don't you tell us what you want to do here.

MR. DRABICK: Last time we were here before the board, we were referred to the ZBA, we were seeking three variances, we went through that process and we were granted two of the three variances that we were requesting. We were granted the variance for front yard setback on the storage units along Sloop Hill Road and we were granted a variance to construct a security fence 6 feet high both along the Sloop Hill Road side and Route 9W side.

MR. PETRO: What variance were you not successful in receiving?

MR. DRABICK: We did not receive the rear setback for the storage units on the southwest side of the property, the one unit up by the Central Hudson regulator station, so what we did there we eliminated the one storage unit and shoved them forward and we were able to meet the zoning requirement for the setback. You've seen this plan before. Since that meeting, we have made a couple small changes, one is the building itself that's separate from the storage units will house like I mentioned three service garages, an office area and an apartment above the office area.

MR. LANDER: Caretaker's apartment?

MR. DRABICK: Yes, last time we were here, we didn't discuss having an apartment above it, reason for that we hadn't done any of the soil investigative work and we're sure that the soils would support additional use. As it turned out, percs were very good, so we added it.

In addition, the portion of the building that houses the three garage units we made slightly larger, we have increased the depth of that building by six feet.

MR. LANDER: That's an accessory use, I guess the garage repair?

MR. DRABICK: Yes, it's an accessory use, if you're looking at the use overall with the mini-storage right but it's permitted as a use in the NC zone and enlarging that particular portion of the building, we also secured an agreement from Central Hudson to adjust the right-of-way bounds that they have there to accommodate the building. The right-of-way bounds will jog out just shy of 8 1/2 feet, actually run along the face of the widest extent of the building.

MR. PETRO: The caretaker's apartment would be by special use permit of the New Windsor Planning Board so you understand that a public hearing would be required?

MR. DRABICK: That's correct.

MR. BABCOCK: Jim, the repair shop is also a special permit.

MR. DRABICK: Yeah, that's what I thought also repair was also.

MR. PETRO: I remember still about--

MR. BABCOCK: One public hearing for both.

MR. PETRO: That office area is 1,265 square feet, do you have a restroom in there?

MR. DRABICK: Bathroom area, yes, I think we did turn in two or three copies of building plans to get an idea exactly what the building was going to entail and if you look at the area that comprises that office area, you actually have it divided into two offices.

MR. PETRO: There are bathrooms there?

MR. DRABICK: Yeah, we show actually it's divided into

two office areas and each would have--

MR. LANDER: Handicapped accessible?

MR. DRABICK: Right.

MR. EDSALL: Just for clarification, one of the two offices was going to be to serve the main warehouse?

MR. DRABICK: That's correct, one of the offices specifically for the main warehouse use, the other office would be used whatever would be an acceptable use in the NC zone.

MR. PETRO: They're both handicapped bathrooms?

MR. DRABICK: Yes. Now, in addition in this set of plans that we submitted, we have also included on the second sheet a lighting and grading plan and a third sheet, the detailed plan showing the design and the specifics on the septic system.

MR. PETRO: What are the 15 units up here, small little units towards the Sloop Hill?

MR. DRABICK: Yes, yes, I think they're ten by ten units.

MR. PETRO: And the parking, Mark, 35 spaces, that's required to the site, those spaces are required coming from the garage area, office area and the apartment?

MR. EDSALL: 35.

MR. PETRO: Is that what it is, 35?

MR. EDSALL: Yeah, he's got parking calculations shown on the front sheet.

MR. PETRO: My question is what's generating that requirement, not the mini storage units themselves?

MR. EDSALL: Yeah, a combination of all four uses.

MR. PETRO: So the point I'm getting to is the location

of the parking spots they're strewn out over the whole site, I was thinking if it was most of it was coming from the building itself, the offices, what good would the ten spots be doing way up here, but you're telling me it's a use for everything combined?

MR. EDSALL: Right, 12 of the spaces are relative to the service garage and an additional nine spaces for the business office and two for the apartment so you're, so only ten are for the mini warehouse but I just wanted to make you aware that they had distributed them, it may not be exactly in relationship with the ratios but it's--

MR. DRABICK: We do have a total of 17 for the building area, we fit as many as we could get in that area.

MR. PETRO: That's your basic use.

MR. DRABICK: Right and ten including together, that's the ten for the mini storage area.

MR. EDSALL: Jim, the point of my comment if you look at the number of parking spaces, 25 of the spaces are supposed to be for uses not related to the mini-warehouse, but there are not 25 spaces outside the fenced area, so the ratio is not exactly correct, but they're meeting the code by having them on the total site, so I didn't want that to be a surprise later on.

MR. LANDER: Garage area, where are we going to stick the dumpster, inside?

MR. DRABICK: Yes.

MR. LANDER: Really?

MR. DRABICK: Well, there's an area next to the office area for the garage, that little box there, there's an area behind that that will be utilized as a bay area.

MR. LANDER: Because we don't want to lose a spot.

MR. ARGENIO: What appear to be islands to the southeast of the, all the units, are they painted

islands or paved or landscaped islands?

MR. DRABICK: Those are going to be left natural islands, grassy lands, the reason being is number one, they fall in the right-of-way that Central Hudson has there and number two, they do fall across the area in which they have a gas main running in that right-of-way.

MR. ARGENIO: The right-of-way is for the gas main?

MR. DRABICK: Well, there's two combined right-of-ways, there's an overall 50 foot right-of-way which was originally granted Central Hudson for access and then within the bounds of the 50 foot right-of-way, there's also a ten foot right-of-way which houses the actual gas mains.

MR. PETRO: We need a letter from Central Hudson, find out if they're needed or not, the gates on the right-of-way, it says provide gates at right-of-way, if needed.

MR. DRABICK: Yes, we've had a discussion with them, they told us they didn't want the gates.

MR. PETRO: Want that in the form of a letter?

MR. EDSALL: I commented we should get a copy of the plan to Central Hudson so they can say yes, our right-of-way division is redoing the right-of-way, whatever maybe when you take those gates off, we'll send a copy of the plan to Central Hudson or you can and let them respond.

MR. DRABICK: Yeah, we've had an ongoing conversation with Central Hudson during most of this, so they are aware of what we're doing there.

MR. PETRO: Do you have anywhere on the, I see by the building is proposed paved parking, is that one little note good enough for the entire site or do you have it elsewhere? I don't see anything about the paving, is there a paving detail?

MR. DRABICK: Actually, we have, there's a paving detail, but I do, we do also delineate the edge of pavement on the rest of the site, I've got it here, up here, over here, along here.

MR. PETRO: Any curbing?

MR. DRABICK: The only curb we're proposing is curbing around the entrance and the parking lot around the main building.

MR. LANDER: How about drainage on the site, all this water's going to head to the Hudson or Moodna Creek, I should say.

MR. DRABICK: I will introduce Patrick Brady, who is the engineer.

MR. BRADY: What we had provided for is internal drainage collection system which as you can see drainage will be discharged out to Sloop Hill and down to the Moodna Creek.

MR. PETRO: Mention of, is it drainage?

MR. BRADY: We're actually going to improve this line here currently.

MR. DRABICK: The existing line is only 12 inch line.

MR. BRADY: What we're going to do is if you turn to sheet 2 proposed drainage we're going to bring 18 inch out and across and then down to Moodna. What we have done is we have provided for a quality control device, a storm septic while, take out any greases, oil, it's got a better removal properties to it than the oil water, that will also pick up the water coming out of the garage units, as you can see, we have catch basins over here and here, they're brought back towards the site down and all the internal drainage is brought to this unit.

MR. PETRO: How are you going to collect the water on the site without curbing it, by elevation and swales?

MR. BRADY: Yes, if you see, basically, we have high points between the units, they are about 120 feet long, so 60 foot middle of the unit, you have a high point and pitches to the ends, as you see here and then it will be collected and these basins will be at low points, dips in the pavement, as you can see, we have quite a--

MR. ARGENIO: The solid contour lines are existing or proposed?

MR. BRADY: There's no proposed grading on this particular plan. The next plan you'll receive will have the proposed grading. I have spot elevations, the spot elevations you see are proposed, but all the contour lines are existing.

MR. ARGENIO: Okay, no sizes on the pipes.

MR. BRADY: No, one will be 18, remainder will be 12 inches from here, this is an 18 inch pipe that comes out, so this will be 18 all the way out down to the Hudson. These lines will be 12 inch internal, again, that was part of the one of the comments that Mr. Edsall had had in his review, provide the sizes, type of material and the inverts on the basis.

MR. PETRO: You need to get this over to the highway superintendent.

MR. EDSALL: It looks as if he gave an approval just recently so he must of responded.

MR. PETRO: Highway approval on 5/10/2000, fire approval 5/10/2000.

MR. EDSALL: I had a number of basic clean-up items which will help get the plan complete, but 2B and 2I maybe we can talk about.

MR. PETRO: Control traffic movement, such as speed bumps and/or arrows and some sort of the direction of the flow of traffic. Want to give us a little plan of what you're going to do there?

MR. DRABICK: The idea as far as flow of traffic is all the lanes here are minimum of 25 feet wide. We were looking to use the lanes just as you would ordinary road two-way direction on each lane, there's more than enough width, it's wider than your average road.

MR. PETRO: Main flow of traffic, such as the flow towards 9W, I guess on the west side of your project there, in other words, maybe we'd want a stop bump or--

MR. DRABICK: Speed bump.

MR. PETRO: Yeah, on each one of those, so you have to slow down to go out there, somebody could be coming in the other direction. You follow me?

MR. BRADY: I was just thinking about drainage, but you could make a short segment of berm, leave an open space in the middle.

MR. EDSALL: I wasn't implying that their site is big, you have to do that, but we need the same one-way rotational traffic but stop bars I don't know if speed bumps--

MR. ARGENIO: Stop bars and verbiage should suffice.

MR. EDSALL: You're really accessing in the middle, almost, it's a small site.

MR. PETRO: Okay, I agree. Can you draw something on there, show it next time?

MR. DRABICK: Yeah.

MR. PETRO: The other one was I, the board must decide if the lighting plan or landscaping plan will be required for this application.

MR. BRADY: I have shown proposed lighting, these units we have provided for light detail. The only thing we're missing is the isolux curves showing the pattern.

MR. LANDER: Is there a residence at Buckner's?

MR. DRABICK: There's a residence on the one side of Buckner, the one that we have shown, there's a mobile home there.

MR. PETRO: Mark, we just did two or three of these and you reviewed the lighting on them, why don't you get together with Steve and go over the lighting, come up with an idea acceptable to you.

MR. EDSALL: I can't tell unless we actually get all the curves on there where the light's going. If that's what you want, that's what I'm asking him to show you. Sometimes I ask for it and I get kind of a cross-eyed look.

MR. PETRO: Usually from me, right?

MR. BRADY: You can rest assured that it's, he's to put the information on there, but there will be no light casting beyond the property. As you can see, the lighting is limited to the units. They are all wall packs, no light will be higher than 12, 15 feet in the air, behind you you have the embankment for 9W, it can be added, if you wish.

MR. PETRO: I think that you can review it without the curves.

MR. EDSALL: All right, obviously, they are providing a uniform distribution of the fixtures so I'm sure they are going to have decent lighting. I think our only concern is as Ron pointed out not to disrupt any adjoining residential.

MR. PETRO: These wall packs might be able to be turned down, if we have a problem later, I think they might have shields on them?

MR. BRADY: Yeah, there's a detail.

MR. EDSALL: How many watt units?

MR. BRADY: They're 250 high pressure sodium.

MR. PETRO: I feel confident you can go over it and get a good feel for it. There's nothing to the west except an embankment, I hate to see him do all the expense and work for the curves for such a site that's contained. Okay?

MR. EDSALL: Landscaping, is there anything you want me to follow up on?

MR. DRABICK: We're intending to landscape the little area that we do have the landscaping basically in front of the storage units, maybe some small shrubbery.

MR. PETRO: Do you have a detail?

MR. DRABICK: No, we don't.

MR. PETRO: Show us a small detail on the landscaping in the front.

MR. DRABICK: Specific bushes?

MR. PETRO: Yes, front area.

MR. LANDER: Well, here we've got these are eight units, they only have one space, so the headlights aren't going to be coming into it so really--

MR. PETRO: You can have a strip there, back here is obviously I don't think is necessary, I don't think you have any property to do.

MR. BRADY: We're putting wood stockade.

MR. PETRO: Still dress this area here.

MR. DRABICK: We'll run that by Central Hudson, see how they feel, landscaping through the right-of-way, if they don't have a problem, we don't have a problem.

MR. PETRO: Not on both sides, have a little bit of space over here, just a little bit in here.

MR. DRABICK: The gravel road that comes in--

MR. ARGENIO: Where the flagpole is and Mr. Lucas is not here, so where the flag pole is, that stall, how does that person get out of there?

MR. BRADY: That would be the striped lane, actually a car wouldn't park there.

MR. ARGENIO: How would I know that by looking at this?

MR. BRADY: You're correct.

MR. ARGENIO: You don't see a problem?

MR. PETRO: No.

MR. DRABICK: We'll stripe the sign nearest to the curb.

MR. PETRO: You have the landscaping, discussed the lighting, let's discuss this septic system. Mark, have you reviewed any of the construction over it and how you're going to handle it?

MR. EDSALL: I had a question on just making sure that all four uses are included in the flow calculation, maybe Pat can help us out with that.

MR. BRADY: Yeah, we had, I can give you a breakdown but on the breakdown on the design I had given you was for the apartment, the unit and ten employees, ten employees would accommodate the garage, the mini storage facility and the other office.

MR. EDSALL: I only saw two items and you've got--

MR. BRADY: I can specifically break it out if you want per use. What I did is I lumped the use in and we have a maximum of ten. What we can do, we can restrict it to a maximum of ten employees combined.

MR. EDSALL: That's hard to enforce.

MR. BRADY: I can break that out.

MR. PETRO: 4,000 square foot building approximately?

MR. EDSALL: It's less than three.

MR. BRADY: Skeptic system's been designed for three bedroom, that would be your heaviest use as far as waste water disposal and employees, typically about 15 gallons per day, whereas a bedroom is 130.

MR. PETRO: You have Mark's comments, work on those, do the landscaping plan for us, you're going to coordinate with Mark on the lighting plan, he agrees to it, the board will review it, we usually go on his say so, he's the engineer.

MR. DRABICK: I'd like to ask at this point if we can set a public hearing?

MR. PETRO: Yes, before you leave and the signage going to use language and the stop bars paint and signage. The drainage leaving the site, is there a detail anywhere that you have? I know you have this page here, is there actually details of, Mark, do we have enough on the drainage to review it, make sure it's done properly?

MR. EDSALL: Not at this point. When they, if they give us all the inverts and pipe sizes and such that should be enough, we'll have a trench detail.

MR. ARGENIO: Should probably have grading data at the headwall that's to be demolished.

MR. BRADY: Yes.

MR. PETRO: Any reason we can't take lead agency? Any other interested agencies?

MR. EDSALL: I do not believe there are any other involved agencies.

MR. PETRO: We need a motion.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the Town of New Windsor Planning Board declare itself lead agency for the SEQRA process for the Sloop Hill Associates site plan on Route 9W and Sloop Hill. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Public hearing mandatory, so motion to set up a public hearing?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board set up a public hearing and hold a public hearing for the Sloop Hill Associates site plan on Route 9W and Sloop Hill. Is there any further discussion for the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Once you, get a plan, schedule a public hearing, contact Myra, you'll be put on the next available agenda when you have all your paperwork in to her.

MR. DRABICK: With regard to Central Hudson, will you be forwarding the completed plans?

MR. EDSALL: I would be better if we forward it, let us know who you're dealing with, once you get your revised plan, we can send it directly to that person, so it

May 10, 2000

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doesn't get lost over there.

MR. DRABICK: That's doable. Thank you.

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 563-4611

**RECEIPT
#372-2000**

05/15/2000

L L C, Sloop Hill Associates

Received \$ 200.00 for Planning Board Fees, on 05/15/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

FB # 99-25

OK #145 B 200.00

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 99-25

DATE: 10-27-99

APPLICANT: ROBERT FARKAS

16 LAUREL AVE

CORNWALL, NY 12518

2 ZBA-1-10-2000
FRONT YARD + FENCE
APPROVED -
REAR YARD DISAPPROVED

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 20 SEPT 99

FOR (~~SUBDIVISION~~) - SITE PLAN) _____

LOCATED AT ROUTE 9W & SLOOP HILL RD.

_____ ZONE NC

DESCRIPTION OF EXISTING SITE: SEC: 37 BLOCK: 1 LOT: 13

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

FRONT YARD VARIANCE

REAR YARD VARIANCE


MICHAEL BABCOCK, P.E.

MICHAEL BABCOCK,
BUILDING INSPECTOR

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE	<u>NC</u>	USE	<u>R-10/B-7</u>
MIN. LOT AREA	<u>10,000/15,000</u>	<u>77,844</u>	<u>—</u>
MIN. LOT WIDTH	<u>100/125</u>	<u>> 200'</u>	<u>—</u>
REQ'D FRONT YD	<u>40/40</u>	<u>25.3</u>	<u>14.7</u>
REQ'D SIDE YD.	<u>15/15</u>	<u>15</u>	<u>—</u>
REQ'D TOTAL SIDE YD.	<u>35/30</u>	<u>35.7</u>	<u>—</u>
REQ'D REAR YD.	<u>15/15</u>	<u>6.4</u>	<u>8.6</u>
REQ'D FRONTAGE	<u>N/A / N/A</u>	<u>—</u>	<u>—</u>
MAX. BLDG. HT.	<u>35/23</u>	<u>< 23</u>	<u>—</u>
FLOOR AREA RATIO	<u>1.0/0.5</u>	<u>0.04</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE	<u>N/A / N/A</u> %	<u>—</u> %	<u>—</u> %
O/S PARKING SPACES	<u>25</u>	<u>29</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

ZBA REFERRAL:

SLOOP HILL ASSOCIATES SITE PLAN (99-25)

Steven Drabick appeared before the board for this proposal.

MR. PETRO: This application proposes construction of mini storage units and three service garages. This plan was reviewed on concept basis only. So, this is the first time we're seeing this.

MR. DRABICK: This is the first time formally with an application.

MR. LANDER: This has been here before.

MR. DRABICK: I had included it as a second page on the original subdivision that broke the property up into two lots, so we can proceed with the mini storage.

MR. PETRO: This is off 9W down the hill, right? Okay.

MR. DRABICK: Right, Sloop Hill Road there. We're before the board this evening for a referral but before I get in the specifics of the variances we're looking for, let me just briefly go over the plan here. This is on a 2.4 acre site, located in an NC zone. The area does have municipal water available, however, sewage disposal is by private individual septic systems. We're proposing a mini storage facility that will house I believe it's 147 units with a total of 22,675 square feet of storage space. In addition to that, we're proposing a building which will house a proposed office to maintain the storage area and three service garages for auto repair.

MR. PETRO: Where are they on the plan, Steve, down here on the bottom?

MR. DRABICK: Yes, the building that's in here, it would be three garages and the office.

MR. PETRO: Those garages are permitted use in the zone?

MR. DRABICK: For service garage in the NC zone, yes, as far as I understand.

MR. PETRO: Service though, Mike, service for what, just any kind of service?

MR. BABCOCK: Service repair for automobiles, it's a permitted use.

MR. PETRO: Not just conducive to the site, in other words, anybody can go in and do what you want?

MR. DRABICK: Right.

MR. BABCOCK: Right.

MR. DRABICK: So, that's what we're looking to place on the site here. Again, the plan that you have before you this evening is a concept plan showing an overall view of the improvements we're looking to do there. Again, briefly, we're working on individual sheets for multi-sheet plan for full site plan review which will address all the requirements we need in the review, such as grading, drainage, landscaping, lighting and of course, the sewage disposal system.

MR. PETRO: You're here just to get over to the ZBA concept, though, actually we have seen it before, we don't have a problem with it.

MR. LANDER: The new thing since I've seen it is the proposed garages, is that correct?

MR. PETRO: I've never seen that myself.

MR. DRABICK: No, the other plan we did have garages, as a matter of fact, I think on the other one, we had three garages and office with an apartment over the office.

MR. PETRO: We have Nanini and Callahan's just down the road.

MR. DRABICK: They own the property directly across the

street on Sloop Hill, they have a number of I think there's three trailers and a couple residences that they use as rentals.

MR. LANDER: Ron Buckner has his oil company behind this.

MR. PETRO: Seeking two variances?

MR. DRABICK: We're seeking two area variances, front yard variance for the mini storage units on Sloop Hill Road and then a rear yard variance for the one unit that sits up next to the Central Hudson regulator station in the back there. We're looking for 14.7 feet on the front offset and an 8.6 variance on the rear offset. Now, in addition to that, Mark had pointed out that we'll also have to seek a variance for the construction of the six foot security fence in the location along the front along Sloop Hill Road, I guess zoning allows four feet.

MR. EDSALL: That's correct.

MR. DRABICK: Also, the security fence that would run along what we would consider the rear of the property but is actually a front yard because of Route 9W.

MR. PETRO: How about parking, cause I see some of the information on parking wasn't correct, so we're going to have, is that going to change, you need a variance for that also?

MR. DRABICK: Well, yes, there were a couple changes, one was we had a bay size for the service repair garage being 10 x 20, I understand it's 20 x 20, what it does is it allows us one less parking space for the area outside the bay, but in addition to that, the big change I guess this was a change in new zoning was a requirement for additional ten spaces for any kind of warehouse use. Now, in looking at the plan, I feel we can accommodate that in the area that exists along the lot line between one and two there, we do have room to get ten spaces in there, so at this point, we wouldn't be looking for the variance in the parking.

MR. PETRO: Motion to approve?

MR. STENT: Make a motion we approve the Sloop Hill Associates site plan.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Sloop Hill Associates site plan on Route 9W and Sloop Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. STENT	NO
MR. LANDER	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the New Windsor Zoning Board for necessary variances. Once you have received those variances and have them on the map, you may then reappear before this board.

MR. DRABICK: Thank you.

**ZONING BOARD OF APPEALS
REORGANIZATIONAL MEETING
JANUARY 10, 2000**

RECEIVED

JAN 06 2000

BUILDING DEPARTMENT

Mike
Labrock
B.S.

AGENDA: Revised

Motion to accept minutes of 11/22/99 & ~~12/18/99~~ meeting.

TO HAVE
A NEW P/H

(1) Motion to Rescind- MAURICE, FRANK (65-1-16.12).

PRELIMINARY MEETING:

SET UP
FOR P/H

(2) LOCKE, SILVIA – Request for 12 ft. 6 in rear yard variance for existing deck at 551 Shore Road in an R-4 zone. (62-9-18).

PUBLIC HEARINGS:

(APPROVED)

(3) MINUTOLI, RICHARD – Request for 2 ft. fence height variance to construct fence in front yard in variation of Sec. 48-14C(1)(c) of Suppl. Yard Regs. at 424 Mt. Airy Road in an R-3 zone. (65-1-77).

FRONT YARD
AND
6' FENCE
APPROVED

(4) SLOOP HILL ROAD/FARKAS – Request for 14.7 ft. front yard, 8.6 ft. rear yard and variation of Sec. 48-14C(1)(c) [1] to allow 500 ft. of 6 ft. fencing in front yard for construction of mini-warehouse units and 3 service garages on Route 9W/Sloop Hill Rd. in NC zone. (37-1-13).

REAR YARD
DISAPPROVED

(5) MALASZUK, PETER – Request for 2 ft. front yard, ~~5 ft.~~ 1 ft. side yard and 12 ft. rear yard for construction of deck attached to house at 343 Nina Street in R-4 zone. (73-3-8).

APPROVED 12 FT

FORMAL DECISIONS (1) ROSS (2) ALDRIDGE (3) HZ DEVELOP.

**Pat – 563-4630 (o)
562-7107 (h)**

APPROVED

SLOOP HILL ROAD/FARKAS

MR. NUGENT: Request for 14.7 ft. front yard, 8.6 ft. rear yard and variation of Section 48-14C(1)(c)[1] to allow 500 ft. of 6 ft. fencing in front yard for construction of mini-warehouse units and three service garages on Route 9W/Sloop Hill Road in NC zone. Is there anyone here besides the applicant? Would you like to speak, I want you to sign this sheet, please.

Mr. Steven Drabick appeared before the board for this proposal.

MS. BARNHART: Let the record show there were 39 addressed envelopes sent out to adjacent property owners for this matter.

MR. KRIEGER: How many signed up on the sheet for today?

MS. BARNHART: Fourteen.

MR. KRIEGER: Thank you. My name is Steven Drabick, I'm a licensed land surveyor representing Sloop Hill Associates this evening in the application before the Zoning Board of Appeals. The proposed development for this site as mentioned is located in an NC zone. It's situated between Route 9W and Sloop Hill Road. It's bounded on the north by lands of Farkas, who's one of the principles in the Sloop Hill Associates, it's bounded on the south by lands now formally of Buckner, that's an oil recovery facility, there's private residences, lands now or formally of Furman and Central Hudson Gas and Electric Corporation gas regulator station that sits there. On the west, it's bounded by Route 9W and in particular on Route 9W at this particular location is well elevated above the proposed site with the imposing steep bank that runs up to the actual travel way of the highway. And on the east, it's bounded by Sloop Hill Road. On the other side of Sloop Hill Road is primary property owned by Nannini and Callahan, there's a number of rental dwellings and I believe two or three rental mobile homes and on the back side of those or farther to the east there's a quarry. In this particular site, we're proposing a

combination of a building which will house three service garages as well as an office for the maintenance and care taking of the mini-storage area and we're looking at this time possibility of an apartment over that particular office. In addition, the majority of the site would be utilized as a mini-warehouse facility, with a total of little over 22,600 square feet of storage. What makes this site somewhat a little more unusual than most is running through it, we have a 50 foot wide right-of-way to Central Hudson Gas and Electric which presumably at one time was used to access their gas regulator station, also incorporated in that 50 foot right-of-way, there's a ten foot easement which has an underground gas main which runs out from the gas regulator station through the site into Sloop Hill and from there, down towards West Point. It's largely because of this easement or right-of-way that runs through the property that we're requesting two of the three variances tonight and those deal with front setback and rear setback. In trying to utilize and maximize the space for the greatest number of storage units, we looked to place a number of units along the easterly side of that right-of-way between that right-of-way line and Sloop Hill Road. In doing so, or to make this happen, we're looking for a front yard variance of 14.7 feet, setback required there is 40 in running the storage units in that location, the end unit would site at 25.3 feet from the road line at that point. It's one of the variance that we're requesting. The set, the rear setback variance deals with the row of units that's situated on the south end of the site. These units butt up against the northerly bounds of that 50 foot right-of-way. And the rear setback variance that we're asking for, it's actually the only rear setback on this particular site is for 8.6 and that deals with an end unit that we have situated only 6.4 feet from the rear line at that point. This particular variance we're asking for this particular variance only to utilize that space with one additional structure there and we feel that we're justified in asking for that being as the neighbor or adjoiner to where this unit is going to sit is the gas regulator station, it's not like we're butting this up against another dwelling or residence. The properties that do lie to the south of this sit in excess of 50

feet away from the proposed units and are buffered somewhat by the existing right-of-way owned by Central Hudson Gas and Electric, an additional right-of-way which allows them access out to Sloop Hill Road. The third variance we're asking for deals with request for a uniform 6 foot high fence which will surround and enclose just the area that includes the storage units. Under the current zoning because this particular site actually has two front yards, one along Route 9W, one along Sloop Hill Road, zoning only requires that a fence in that location be 4 foot in height. We feel obviously to provide the security that would be adequate for a mini storage area, we need a minimum of at least 6 feet. Those are the three variances that we're requesting for this particular project. Now, the project does lie in an NC zone, this particular use is compliant to that zone. As far as the actual development of the site, the drainage that will be generated here will be regulated and trapped by various catch basins on the site itself and then drained from the site to Moodna Creek, via a new location for a drainage easement and line which will be replacing an existing 12 inch line that runs through private property with no current easement. That will be included as an improvement. In addition, there's some additional drainage improvements which will take place in Sloop Hill Road. The site itself does not have service to sanitary sewer, it will utilize a septic system to deal with the sanitary disposal of primarily just the office area and the apartments that will be above the office. There's municipal water available and will be utilized to serve the site for water use. One of the additional improvements proposed is an extension of the water main, it currently ends at the northeast corner of the property, and currently there's a smaller line which runs up Sloop Hill Road and serves primarily residents on the east side of Sloop Hill Road. As an improvement to this project, we're looking to extend that main a full size main to the end of Sloop Hill and terminate it with a new fire hydrant. This will provide adequate water use and we'll also open up the availability for the dwellings on the south side of Sloop Hill to also use an approved water source.

MR. NUGENT: Three garages that you have proposed are garages to park a vehicle in or to do repair work in?

MR. DRABICK: These proposed as three service garages which means that we could do repairs of vehicles in it, in those garages.

MR. REIS: Steve, above the garage as you mentioned that could be a residential unit?

MR. DRABICK: Only above the portion of the building that would be used as the office area for the storage site.

MR. REIS: Just above the office.

MR. DRABICK: Right, we have a proposed office area 872 square feet, that's, the ground level apartments would be above that.

MR. REIS: How many?

MR. DRABICK: We're looking at no more than two.

MR. TORLEY: Two apartments?

MR. DRABICK: Correct, one apartment would actually serve as a residence for the caretaker and the other apartment would be an additional rental.

MR. TORLEY: Now, as I look at the bulk regulations, be two living quarters, not more than one family located in each permitted commercial building on each lot, so you've got one lot and you're going to put how many apartments on?

MR. DRABICK: We're looking at putting two, okay, I'm told it's one.

MR. BABCOCK: You're allowed one, and the conditions wouldn't change and it wouldn't further your need for any variances at this board, if you want to have one, it would just be a matter of when you go back to the planning board to indicate that on the plan.

MR. DRABICK: Right.

MR. TORLEY: When he said two, that's--

MR. DRABICK: My mistake and the reason it isn't shown on this particular plan is at the time that we we're doing this, we had not performed any preliminary perc tests to see if in fact the soil was suitable to support more than just an office use. As it turns out, the percs were favorable and would allow us an additional apartment.

MR. MCDONALD: Is that where it says proposed location for sewage disposal?

MR. DRABICK: It's right, that's correct.

MR. MCDONALD: In this area?

MR. DRABICK: That's where we did the percs and deep soil tests.

MR. NUGENT: Mr. Torley, do you have the table in front of you?

MR. TORLEY: Yes. I also see that the service station repair also requires site plan approval by the planning board.

MR. DRABICK: Yes, we are and we're incorporating that with the plan for the mini storage units.

MR. TORLEY: How many, the two units that you are proposing that require variances for setbacks, they look like there's a relatively small percentage of your total proposed development.

MR. DRABICK: In fact, the one unit that we're looking, the one additional unit we're looking for with regard to the requested variance for the rear setback does account to one unit, however, the variance that we're asking for on the front setbacks we would lose in the neighborhood of 6 to 7 of those units to meet the required setback of 40 feet from the road. The variance that we're asking for of course is the

variance where a unit would be closest to the road, so it's true, it's true in the rear seat back variance we're requesting it so that we can get one additional unit, but again, we feel that we're justified in asking for that simply because as far as environmentally, aesthetically, as far as the neighborhood is concerned, what we're adjoining at this point adjoining at that point is the gas regulator station.

MR. TORLEY: What about the ones in the front, that's adjoining Sloop Hill?

MR. DRABICK: That's correct.

MR. TORLEY: And you're putting a 6 foot fence in front of that?

MR. DRABICK: Actually, the 6 foot fence at that location, we have that proposed unit at a little over 25 feet from the road line, actual traveled surface is going to be an additional 10 to 15 feet more. Proposed 6 foot high fence would sit probably about ten feet from that unit between the unit and the road, so the fence isn't going to be right up next to the unit, also that area in front of fence would be utilized for some sort of landscaping.

MR. NUGENT: Mr. Babcock, according to the bulk tables that I'm looking at here, garages, says service establishments furnishing consumer services, but excluding gasoline stations, new and used motor vehicle sales, storage, repair or service.

MR. BABCOCK: Yes, if you go under special permit use.

MR. NUGENT: Then he has to get it from the planning board.

MR. BABCOCK: And he's asked for that.

MR. DRABICK: Right.

MR. BABCOCK: I have it here, Mr. Chairman, on September 22, he asked the planning board which then they referred him here and it's for the proposal for

mini-warehouse use for the zone and service repair garage special permit use B7, that's what he's asked the planning board for and the planning board has referred him to this zoning board for the appropriate variances.

MR. NUGENT: Okay.

MR. BABCOCK: The caretaker's apartment and the office is also under a special permit, he would have to modify his special permit, wouldn't cause anymore requirements for variances at this board, it would just have to go back to the planning board, which he will have to do.

MR. TORLEY: And the structures would meet the setback requirements?

MR. BABCOCK: Yes.

MR. TORLEY: What kind of fence are you talking about along Sloop Hill Road?

MR. DRABICK: We haven't decided specifically on the type along Sloop Hill Road, though we were looking at doing something other than just chain link fence, something maybe a little more attractive, little more decorative.

MR. TORLEY: Such as?

MR. DRABICK: We can do a wrought iron type fence with the pointed top, some type of decorative top.

MR. TORLEY: I assume this site will have lights on it?

MR. DRABICK: Yes, yes, these, when we go back into the planning board, we'll have to prepare detail plans to include lighting, landscaping, grading.

MR. MCDONALD: Question on your oil and water separator, and I question why it's at the extreme north end of the property line, when your garages are at the extreme south end, I don't see any direct flow from your three garage doors into the oil and water separator.

MR. DRABICK: Well, there is, there's a set of basins that exist here, we don't have anything direct from the garage. But, again, if directed by the planning board, we incorporate four drains which will run into the drainage system and all this is, this comes down into here. The idea here is to catch, the idea here is to, in catching oil runoff from the parking lots here also.

MR. MCDONALD: What about the garage?

MR. DRABICK: That can be incorporated into the same drain.

MR. BABCOCK: I have a note to have Mark look at that and he's already talked about it. Steve, one other thing while we're on that subject, it appears to be in the Town right-of-way, I don't think that that's going to be acceptable, you have to push it back a little bit.

MR. DRABICK: Right, we probably would end up pushing that back until we were within our own property.

MR. TORLEY: There's an underground gas line, what are you putting on top of that, is that pavement?

MR. DRABICK: The only thing we're allowed to put on top of that is pavement and in addition, what we have done is we have left islands open, the islands that you see opposite the end of the structures will be open grass areas and the areas in between of course will be paved.

MR. NUGENT: Any further questions by the board? At this point, I'd like to open it to the public. Please don't be repetitious and only one at a time and address your comments to the Chair. Anybody like to speak? State your name please for the record.

MR. KINTZ: Mark Kintz, K-I-N-T-Z. I have a list of several questions and maybe concerns, do you want me to do one and then turn the time over to others or just talk?

MR. NUGENT: No, go through the whole thing and then we'll turn it over to him and let him address whatever you have to say.

MR. KINTZ: I had heard because of the school reconstruction that the 9W was going to be widened over onto the east side of 9W, so I had a question about whether that adding was even, I hadn't seen plans for it, so how will that affect this, how does that affect the property? And my big concern there is will this property or this development then force the widening of 9W over into other neighborhood which is a concern. Second concern is that this will all be now paved land which means that the runoff will be going into Moodna Creek, rather than seeping into the soil and gathering there and I think that with a storage unit, you're going to have a lot of trucks and cars and things like that so we're going to have a lot of oil and pollution go into the creek, what you normally wouldn't have in the area. Third concern is that with this many storage units, space is going to matter because people have to maneuver in and out and load in and out and I didn't know the nature of the variances, so I'm not all sure what impact they have on the movement, but I do know that when people are moving things they, you know, they need space to turn around and move, especially if they have big trucks, furniture trucks and things like that. Next is my concern about traffic where Sloop Hill hits, meets with Shore Road, as you're going down Shore Road to the Cornwall Yacht Club, there's a double blind curve at Ceely's, two blind corners and I think we're going to be putting a lot of traffic at the top of the double blind curve which I think is pretty dangerous, it's already pretty dangerous turn, the map here does not show that turn in the road but there's actually an S curve in there and it's steep and people come around it treacherously, so you're going to put a lot more traffic at the top of the curve. And then my next concern is the traffic that's going to be put at the intersection of Sloop Hill, Forge Hill and 9W which is already very dangerous intersection because of the various natures of it, all the different traffic flows and I'm really concerned about us putting more traffic in that intersection, especially traffic from a new direction that in the past has had less traffic. So, I

think there's a real safety issue there and my understanding is that the way that light is configured on that intersection is now the best it can be. So I really wouldn't want anymore traffic in that intersection. Thank you. Last point I didn't know there was so many special variances needed to do this job, it sounds like every part of the project has a special variance, they don't all concern this body, but there's a lot of things in this plan sounds like that make this property just not fit to for a business from a layman's point of view. Thank you.

MR. NUGENT: Would you like to answer those concerns before we go onto another person?

MR. DRABICK: Certainly I can address them. With regard to the Route 9W widening, we did have preliminary discussions with the DOT in regard to that. It's our understanding that the widening that's going to take place that will primarily affect us will involve the parcel which adjoins us immediately to the north, in fact, both the existing dwelling that sits on that particular parcel as well as the block and frame garage that we show here is slated to be removed to incorporate that widening. With regard to the affect that it will have on this particular project, we were assured that it would not affect this. However, in drawing the final plan for sketch purposes here, we did remove at one point, we had a row of storage units that ran along the bounds of Route 9W, which prompted us a request for an additional variance because of the setback, but it being at the bottom of the bank there of this highway, we had looked at putting units there. They were subsequently removed because of the anticipated widening of the road. Obviously, those final decisions are up to the DOT and in fact, if the widening is to come any farther onto our particular site, we would have to deal with it accordingly. But regardless of whether the project is approved, by the Town to go in for this, DOT has the final say and in that case, it's not going to force their decision because the width being on the opposite side of 9W.

MR. KINTZ: Can we have a guarantee under no circumstances would this change the Department of Motor

Vehicles or the whoever, DOT's thinking?

MR. DRABICK: I'm in no position to speak for the DOT, all I'm saying what the DOT decides to do will affect both us and adjoiners on the other side of Route 9W. I don't think the approval of this project will change their thinking.

MR. BABCOCK: Steve, touch on the oil water separator that was an issue too of the water that's going to go into Moodna.

MR. DRABICK: Space was another item that you had brought up, in fact, if you look at this particular project, we have provided more space between the existing units than you'll find on most mini storage units in the area. And, in fact, we were directed through some workshop meetings to make sure that we can adequately get fire apparatus around this site which we feel we have accommodated with the layout that we have here. Drainage we're looking at we'll meet whatever is required by the Town regulations as well as DEC regulations on this site and preliminary here one of the ideas here is to place an oil water separator on site, in fact, to collect that runoff that will be coming from the macadam surface. Of course, that oil water separator will separate the oil so that the remaining drainage which we primarily, water is what will make its way into Moodna Creek. Lastly, traffic, I know in looking at we haven't done any formal traffic studies here at this, we'll be faced with that at the planning board level. I am well aware of the S turn in the road there, that's where Shore Road meets Sloop Hill Road. That has always been a bad turn. There has been talk over possibly eliminating that turn with the extension of Sloop Hill coming around at the very end down, whether that will happen in the near future, we can't say for certain, but that's a bad turn, it always has been a bad turn. However, we feel that the amount of traffic use and the timing of the traffic that will utilize this particular storage structure won't have a severe impact at that particular intersection.

MR. FRANK LAPOLIS (PHONETIC): If you've ever looked at the, a mini storage facility and the amount of traffic

that comes in and out of one, there really isn't, there really isn't any, I mean, car comes in, they do their business, a car comes out. There's not, I rent one myself at the Guardian over there and I go in there, sometimes, I'm the only one in the whole facility. I leave, sometimes no one comes in, sometimes someone else has does, but there's not really a lot of traffic that comes in and out of them.

MR. NUGENT: Yes, sir?

MR. DAVID RINGEL (PHONETIC): David Ringel, DOT, what happened in Cornwall, they're making, with Willow Avenue there's all these problems going on, you can't say that they are not going to do our side of the street today, they'll tell you yes, tomorrow, they'll tell you no. If you put a 6 foot fence, they're going to say you have a boundary on the west side, doesn't have anything, boom, they're going to widen our side of the road. We have nothing now keep it the way it is.

MR. BOB FARKAS: Bob Farkas, I own 6 Sloop Hill Road, which is an apartment and the eight garages. The DOT has already came to me, they're going to take all my property, take the houses down, they are actually going to take ten foot and possibly give it back to me. I'm losing everything on that side of the road so I'm losing everything, so, I mean, it's a point where the DOT isn't going to change their mind for what we do as a project whatsoever. If they feel that it's in the best interest of the state, they're going to do whatever is necessary to make it for 9W. But right now, it's going, you know, the plans are they are not taking a lot of property, only ten foot, but it's mostly on my property.

MR. HUGH GAVIN: Hugh Gavin. One thing would concern me would be the DOT, too, is I realize when I attended the meetings in Cornwall, they were taking that property and can't picture it coming down and doing this now, taking more than over an even keel because one of the other plans was to cut out some of that hill because they have already been over on Canterbury Lane and staked out, we were told they are going to lower the hill and take the big lump, so they are going to

reconfigure the whole hill, if this property is being extended with the fence further than it can, I would suspect that they are going to have to take some of this. Then the question would come down to will they take a business or will they take a house and I suspect they'll take a house on the west side rather than a business.

MR. NUGENT: We have absolutely no bearing over that.

MR. GAVIN: My concern, I realize this property is now zoned different than it used to be last year, two pieces of property over there were to be rezoned as residential commercial, whatever it's called, it was residential, and Scenic Hudson objected to one of the parcels being rezoned and they allowed this one to be rezoned. Again, one of the concerns is pollution. My concern also would be the repair business, we're hearing tonight as someone said repair business is like a garage, we're asking for changes in all kinds of things, nothing is going along with the way to fit in there and my concern is we have just changed from residential, our neighborhood, into residential commercial, now we're being asked to allow something bigger than what's supposed to be in there. So the whole neighborhood is being changed and has a lot of affect of a fence too close to the road, too close to 9W. Oil water we're concerned about, repair business which is not allowed there from what you had read without another permit and so forth which isn't in the letter and there's so many exceptions to this, I think it should go back to fitting within the zoning so that this sudden change does not appear.

MR. NUGENT: This particular use is allowed in the zoning.

MR. GAVIN: Yes, it is, I realize that, but from my understanding, you just said the three repair garages are not without special permit and he's here for a zoning, for variances for all kinds of extending, extending the project as opposed to keeping it.

MR. NUGENT: He's not extending the projects, those permits do not allow him to extend it, what they are

doing is allowing him to put a piece of the building closer to the property line than the law says it can be. It's still not going beyond his scope of his property.

MR. GAVIN: No, but if you didn't allow him to put the building that close, then the scope of the property would be smaller.

MR. TORLEY: That would not as a plan show where the garages are. Our Town Code simply says if you want to put up a service garage, even if you meet all the setback requirements, you must go through the planning board for their approval as well.

MR. GAVIN: A garage is permitted over there?

MR. DRABICK: It is permitted by special permit.

MR. TORLEY: If the planning board grants that, not us.

MS. SUSAN ZAPPOLO: Susan Zappolo, I live on Forge Hill Road, as far as neighborhood commercial NC, that's what that stands for, correct?

MR. NUGENT: That's right.

MS. ZAPPOLO: This is what this would be neighborhood commercial, right?

MR. NUGENT: Right.

MS. ZAPPOLO: We're going back to the service garages that's permitted under neighborhood commercial, I was--

MR. NUGENT: Yes, under special permit.

MS. ZAPPOLO: Special permit is not offered here, it's offered at the planning board?

MR. NUGENT: Planning level.

MS. ZAPPOLO: So we're here, this gentleman is here representing other people to get a permit to get, to be able to go back to the planning board to get the

special permit to do the other things?

MR. NUGENT: That's correct.

MS. ZAPPOLO: This is the preliminary, okay, for all the other things that are going to happen?

MR. TORLEY: Some of them.

MS. ZAPPOLO: So, if you gentlemen decide that they cannot do this, then can they go back to the planning board, start all over or is it just--

MR. NUGENT: They can.

MS. ZAPPOLO: Okay, I think what we're concerned about or what I am concerned about, okay, is residential neighborhood commercial which I always thought neighborhood commercial was a doctor's office or a dentist office or a church or whatever, in a residential area. I can't see in a residential area having a garage or a service station or whatever you want to call it where there are people living around there, I mean, it's fine if it's commercial, but if it's neighborhood commercial, I don't think that that should be allowed.

MR. BABCOCK: Mr. Chairman, just one thing that the people may need to understand is that at the special permit for planning board, they must have a public hearing also so everybody that's here tonight will be invited back at that public hearing for the planning board.

MR. NUGENT: Ma'am, I would like to read you what can be allowed on that piece of property. Buildings, structures in the Town of New Windsor to include recreation facilities, places of worship, retail stores and banks, personal service establishments, eating and drinking places, including catering establishments, professional businesses, executive and administrative, medical and veterinarian, and service establishments furnishing consumer services, that's what can be allowed.

MR. BABCOCK: Plus there's a B column.

MR. NUGENT: Which is by special permit, is home professional office, living quarters for not more than one family located within a commercial building, dry cleaning establishment, laundromats, trailers for businesses, office and commercial purposes not exceeding a six month duration, private schools, gasoline stations, railroad, public utility, radio television and cellular transmission antennas and right-of-ways can be allowed on that property in a NC zone.

MS. ZAPPOLO: By special permit.

MR. NUGENT: But the first part I read you is granted by use.

MR. TORLEY: Mr. Chairman, mini warehouses are specifically approved by right of use there too.

MR. NUGENT: Anyone else like to speak?

MR. KINTZ: This question is about traffic, you mentioned something about Shore Road being the S curve being eliminated by Sloop Hill being moved in some way, would this mean that, for example, Ceely's would be removed or at least isolated or I didn't catch that answer?

MR. DRABICK: There has been talk in the past and we're entertaining reopening the idea of running Sloop Hill to the end as we're showing on this project and having it turn south through the southerly side of the Nannini and Callahan piece and having it come out on Shore Road down on the, would be the south side of the barn that sits down there. This was looked at a number of years ago, was never really pursued, wasn't any reason really to pursue it then because what was located in this area now was located back then the same and the character of the neighborhood really hasn't changed any over that time. If, in fact, it were to come about and happen, that S turn that comes around Ceely's right now would be eliminated and in all practicality, a portion of the property would probably go back to Ceely's, it would

become part of the residential lot.

MR. GAVIN: Is that part of the plan and who's paying for it?

MR. DRABICK: It's not part of this plan.

MR. NUGENT: But the water line extension is.

MR. DRABICK: Yes, that is and that's a first step in pursuing possibly rerouting that road and making it a better travel way all around, these things have to happen in stages and there has to be enough reason to warrant that type of change in the road.

MR. KINTZ: And you feel that this would be a sufficient reason?

MR. DRABICK: Certainly.

MR. KINTZ: So, if this is approved, basically, it will take the Ceely's, it will take their main business and put it on a cul-de-sac or a dead-end?

MR. DRABICK: Ceely's will still have, they still, currently they are, the property that they own, they do still own like a small piece that actually sits on the other side of that S turn, they do actually have some frontage along Sloop Hill.

MR. KINTZ: As a business, they'd be taken off the road that they are on now, their road would become back, back water, you would--

MR. DRABICK: They'd be taken off Shore Road, but they'd still have their business on Sloop Hill Road.

MR. NUGENT: We're getting way out of line here.

MR. KINTZ: Well, I think that we have to.

MR. NUGENT: Has no bearing on these variances what Ceely's does or doesn't do, has no bearing on these variances.

MR. KINTZ: I think it has a bearing on our concerns.

MR. TORLEY: None of your questions, they are really more appropriate for the planning board sessions, as Mr. Babcock mentioned, there will be a public hearing for that, for your questions regarding the garage are more appropriately centered.

MR. PARKER ORMEROD: Parker Ormerod. I'm a Forge Hill resident. My question, Mr. Drabick, is I understand that a certain number of storage units have to be on this property to make it commercially viable, and you're requesting setbacks in order to acquire the ability to put more units on here, my question is this, are these, is this really the variances really being sought for the addition of the units or is it being sought for the purposes of the service garage, if the service garage was omitted from these plans, and it was just the permitted usage, would that not then give you the same number of units that you have currently on the plan without the need for the variances?

MR. DRABICK: It's true, if we were to eliminate garages, we could supplement storage units there. However, we'd have to look at possibly redesigning the whole site. Basically, the way this is set up right now is the garage units and the office and the proposed apartment above that office sits outside of the fenced area outside of what would be the secured area and they have their own parking lot to service that particular area. The remaining units are designed to be enclosed all within that particular fenced area. And this design works well, it works well not only in the layout of the buildings, but it also works well in how the topography of this particular site sits because the site that we have the garage and the house sitting on is elevated above the remaining part of the site. And the variance that we're asking tonight we're asking because we felt that in a sense they are not substantial variances, the granting of these variances will, too, the granting of the variances, the variances dealing with the setbacks to the units will in fact allow us to put a, in the neighborhood of seven additional units, that's all we're looking to add with the request of these variances. Of course, the request

for the fence variance is a little more substantial because obviously, we feel four foot high fence is not adequate for security and storage unit facility, so that variance is a little more important. But the setback variances are just to allow us to get these additional seven units and we feel that not only are they not substantial, but we also have to deal with the existing right-of-way and that's what's prompting the request for these variances because we're not allowed to use the area that falls in that right-of-way for any kind of permanent structures.

MR. NUGENT: No further question?

MS. ANNE KANE: Anne Kane, Canterbury Lane. He mentioned something about there's not going to be any traffic in a storage facilities. Well, you're not mentioning anything about the service traffic you're going to get for the service area, is there going to be trucks, what size trucks are going to be coming in there to be serviced?

MR. LAPOLIS: Auto, if anything.

MS. KANE: Also mentioned new and used cars that you are selling, is that going to be part of it too?

MR. LAPOLIS: It's not necessarily part of it.

MR. TORLEY: Again, ma'am, that's really, ma'am, that again is something for the planning board, that's addressed at the planning board.

MS. KANE: You're going to approve all this and they are going to get to the planning board and it's going to get pushed through like everything else in the Town.

MR. TORLEY: If these variances are in effect, what he's proposing is the garage structures meets all the zoning code setbacks for a building, what he wants to put in them, so he would not have to be here for just those buildings, what he wants to put in the buildings requires planning board approval. So that's really, so your question regarding the garage and used cars are really for the planning board, not for us, we have no

jurisdiction over that.

MS. KANE: You're saying there's not going to be any traffic because of the mini thing, I'm saying is there going to be traffic because of these trucks coming in to be serviced every day?

MR. NUGENT: We don't know that answer.

MR. ORMEROD: One last thing, how many units are on the site at this point?

MR. TORLEY: They are different sizes so--

MR. DRABICK: They are different sizes, we've got them enumerated per row, just roughly here we're looking at about 180.

MR. ORMEROD: Can you not fit as many units as you now show on your plan excluding this service facility that you do not even as yet have a facility for or have a permit for without asking this board for the variances on the site area that you would have available?

MR. DRABICK: We could, but the fact of the matter is that we're looking to put a building there with the services units in them, that's the reason we're here, that's the reason we're asking for the variance.

MR. BABCOCK: See this Central Hudson right-of-way, if that wasn't there--

MR. GAVIN: I think what we're really saying we'd like zoning was just changed, we'd like it to stay within the zoning. And what I hear there's an awful lot of uncertainty, that's what worries us, too.

MR. NUGENT: What you're doing is you're addressing the wrong people. We're here to give them three variances, a 14 foot on one side, an eight foot six on the other side and 500 feet of 6 foot fence, that's it.

MR. GAVIN: But if you didn't grant that then some of this other stuff would not be possible.

MR. NUGENT: They can rearrange it and do it again.

MR. GAVIN: It stays within the zoning.

MR. NUGENT: It is in the lot, it's still in the lot.

MR. GAVIN: Not without the variance.

MR. NUGENT: Okay, is there any further questions? I would like to move it back to the board, if there's none. Get this thing moving.

MR. TORLEY: Sir, two questions, you mentioned that if the one adjoining the Central Hudson Gas and Electric Corporation that setback, that spacing, the fire department's happy with that space?

MR. BABCOCK: Yeah, I have the approval in my.

MR. TORLEY: Now, another concern is the one at the base of Sloop Hill Road that if you remained at the proper setback there you can also move the fence back, less visual impact on that, so I'd like you to speak to that and secondly, since you say you can put no permanent structure over the right-of-way, how are you putting the fence?

MR. BABCOCK: The fence is acceptable.

MR. DRABICK: The fence is acceptable and plus we show proposed gates at those locations which Central Hudson will have access to.

MR. TORLEY: Finally, this is for my, to quiet my nerves a little bit, I'm sure it's going to be brought up at the planning board, construction on or above the underground pipe lines?

MR. BABCOCK: That's something that Central Hudson is going to get a copy of and they are already involved in that.

MR. DRABICK: We have been in contact with Central Hudson before we started the project to see what we'd be allowed to do over that particular gas line and they

have no problems with this plan.

MR. NUGENT: I heard you say before something about gained seven units because of the variances.

MR. DRABICK: We would gain about seven units for the variances, that's correct, because the greatest, the rear seat back variance we would end up losing one unit there, however, the units that we're looking to put between the right-of-way and Sloop Hill Road, we would have to eliminate the end until we reached a point where we're 40 feet to the road line. We could still get some units in along that side of the right-of-way but the variance would allow to us get six more.

MR. NUGENT: One over here by the Central Hudson substation?

MR. DRABICK: Right.

MR. NUGENT: And approximately six on the front here?

MR. DRABICK: That's correct.

MR. REIS: If the board requested you to make those adjustments, Steve, economically, would it make sense for your client to proceed with this to stay within this?

MR. DRABICK: We would have to sit down and look at reconfiguring and what we, you know, the number that we could get, but I don't know if I can give you a definite answer at this point, we'd have to sit down and look at what our alternative was and redesigning it. Our biggest concern here of course is dealing with enough adequate space between the buildings, as well as adequate parking to serve this facility which we have incorporated here to accommodate the number of units that we'd like to see.

MR. BABCOCK: Steve, have you broke out how much square footage of this property is covered by the easement, do you have any estimate?

MR. DRABICK: Roughly the easement covers a little less

than a quarter of the area of the property less than 25 percent of that lot.

MR. BABCOCK: Do you see that easement, that easement is 50 foot wide, runs from building to building, is where the problem he's having.

MR. TORLEY: Do excluding that, the lot area still would meet the requirements?

MR. BABCOCK: He's well over the lot area, I think that the easement is probably close enough to be the lot area that's how much he's losing.

MR. DRABICK: Right, without that, obviously, without the easement there, we certainly would be able to stick a fair amount of additional units, storage units on the site and still meet everything that we would be required to do by zoning, I mean, without asking for variances.

MR. NUGENT: Was there any further questions by the board?

MR. TORLEY: I move we close the public hearing.

MR. MC DONALD: Second it.

ROLL CALL

MR. REIS	AYE
MR. MCDONALD	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. TORLEY: Mr. Chairman, I'd like to address each of the variances separately.

MR. NUGENT: Fine.

MR. TORLEY: I have a problem with one and not the other so--

MR. NUGENT: Fine, we can take them one at a time.

MR. TORLEY: Entertain a motion on this matter?

MR. NUGENT: Yes, I will.

MR. TORLEY: I move first I move that the Sloop Hill Road be granted a variance for the 14.7 foot front yard setback, that's the one on Sloop Hill Road.

MR. MCDONALD: Second it.

ROLL CALL

MR. REIS	AYE
MR. MCDONALD	AYE
MR. TORLEY	NO
MR. NUGENT	AYE

MR. TORLEY: Secondly, Mr. Chairman, I would move that the Sloop Hill Road Associates be granted 8.6 foot rear yard variance.

MR. REIS: Second it.

ROLL CALL

MR. REIS	NO
MR. MCDONALD	AYE
MR. TORLEY	NO
MR. NUGENT	NO

MS. BARNHART: That motion is denied.

MR. TORLEY: Third motion for the 500 foot of 6 foot fencing in the, what are deemed front yards and before as I make that motion, I have a question for our attorney, we would be beyond our jurisdiction to put any stipulations about what kind of fencing? That's the planning board?

MR. REIS: They are going to require landscaping, lighting.

MR. KRIEGER: They are going to require landscaping and lighting, but in terms of reasonable conditions, limiting the kinds of fence, no, you wouldn't

necessarily be under your jurisdiction.

MR. TORLEY: I move that such variance be granted providing that the fencing along Sloop Hill Road not be a chain link variety.

MR. MCDONALD: Second it.

MR. DRABICK: That's only along Sloop Hill Road side?

MR. TORLEY: Yes.

ROLL CALL

MR. REIS	AYE
MR. MCDONALD	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: SLOOP HILL ASSOC. SITE PLAN
(MINI-STORAGE FACILITY)
PROJECT LOCATION: ROUTE 9W AND SLOOP HILL ROAD
SECTION 37-BLOCK 1-LOT 13
PROJECT NUMBER: 99-25
DATE: 22 SEPTEMBER 1999
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF
MINI-STORAGE UNITS AND THREE (3) SERVICE GARAGES.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the NC Zoning District of the Town. The mini-warehouse (storage unit) use is Use A-10 for the zone, and the service repair garage is Special Permit Use B-7. The "required" bulk information on the plan is correct for the warehouse use; however, the bulk information for the Special Permit Use should be added. It should be noted that the B-7 bulk requirements are equal to or less than the A-10 bulk requirements, with the exception of lot area. As such, I do not believe that any additional variances are required other than those noted. This should be verified by the Applicant's surveyor.

Based on the bulk information submitted, it would appear that at least two (2) area type variances are required for the application. These include front yard setback and rear yard setback variances.

2. I performed a concept review of the site plan as submitted. The parking calculation is in error since the new bulk tables require ten (10) spaces assigned to the mini-warehouse use. A revised total of twenty eight (28) spaces are required, with only nineteen (19) spaces provided. The Applicant would require a variance for this insufficient parking.

In addition, the plan depicts 6' high security fence at the perimeter of the site. Section 48-14(C)(1) prohibits fences greater than 4' between the principal building and the street or streets on which the building fronts. This would appear to create the need for a variance to that section for the fence along Sloop Hill Road and Route 9W.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: SLOOP HILL ASSOC. SITE PLAN
(MINI-STORAGE FACILITY)
PROJECT LOCATION: ROUTE 9W AND SLOOP HILL ROAD
SECTION 37-BLOCK 1-LOT 13
PROJECT NUMBER: 99-25
DATE: 22 SEPTEMBER 1999

3. Other than the zoning compliance review, I have not performed a detailed review of the site plan as submitted. Should the Applicant obtain all the necessary variances for the site, I will continue a detailed review, upon their return to the Planning Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:SLOOP.mk

PRELIMINARY MEETING:

FARKAS/SLOOP HILL ASSOCIATES

MR. NUGENT: Referred by the Planning Board for 14.7 ft. front yard and 8.6 ft. rear yard variance to allow construction of mini-storage and 3 service garages for auto repair located off Rt. 9W/Sloop Hill Road in an NC zone.

Mr. Steven Drabick appeared before the board for this proposal.

MR. DRABICK: For the record, my name is Steven Drabick, I'm a licensed surveyor representing Sloop Hill Associates for this application. Basically, we're here from a referral from the planning board. It's a proposed mini storage mini warehouse, I guess the zoning calls it now, on this particular site, and in laying out the particular units, as well as a building that sits in the front which will house an office area, three service garages. And based on recent survey, an apartment over the office area, we found that we needed two variances mentioned, front yard variance and rear yard variance and in addition to that, we have a proposed 6 foot security fence which will run along a portion of the front of the property as it faces Sloop Hill Road and we'll also need a 6 foot security fence that runs along the boundary of Route 9W when you look at the rear of this particular site, but it also would qualify as a front yard. And under the Section 4814 of the code, we're only allowed to have a four foot high fence.

MR. KANE: So, we need to add the 6 foot fence to it.

MR. TORLEY: Do you have two front yards?

MR. DRABICK: Yes, that's correct, it's considered two front yards, one along Sloop Hill and the other along Route 9W.

MR. TORLEY: Why are we getting rear yard variance request?

MR. DRABICK: The rear yard we're asking for.

MR. TORLEY: Which is the rear?

MR. DRABICK: Actually, it's a front yard and we do have listed as a rear yard which is what we're calling actually what we're calling the rear yard is the little section of boundary along the Central Hudson Gas and Electric regulator station, we have a unit that comes up to within 6.4 feet of that particular line, that's this one right here, so that is actually what we're calling in this case the rear line is the one little section here and the other front yard variance is again to the units in the most easterly corner of the property along Sloop Hill Road where we're showing a setback of 25.3 feet. And with regard to requesting these particular variances for setbacks of units, we feel we're justified in the fact on this particular site, we do have a 50 foot Central Hudson right-of-way easement that runs through the middle of the site which we're not allowed to construct any particular units on, we can't put any permanent structures in that right-of-way so we're utilizing what's available and remainder of the site to get a specific number of units on the site.

MR. KANE: May we take a look at the plan, please?

MR. DRABICK: Yes.

MR. KANE: Thanks.

MR. NUGENT: Mike, you want to add the third variance on here?

MR. BABCOCK: Yes, Steve, do you know how many feet of fence that is about, the length?

MR. DRABICK: I'm going to say about 500.

MR. NUGENT: Mr. Drabick, if you're going for any kind of a sign larger than what's allowed--

MR. DRABICK: I believe as far as signage goes we're not going to go with anything larger than what's

allowed.

MR. NUGENT: Okay.

MR. TORLEY: So you have a variance request for both fences in both your front yards?

MR. DRABICK: Yes, that's correct.

MR. TORLEY: The denial only shows, you're writing in the extra two fences, Mike?

MR. BABCOCK: Yes.

MR. TORLEY: You want to put an eight foot fence on it next to Route 9W.

MR. DRABICK: Eight foot fence that would run along the back line here, that's correct, actually, the total enclosure fence we want to keep a uniform height of 8 feet.

MR. TORLEY: But you're showing 6 foot.

MR. DRABICK: I'm sorry, 6 foot, yes.

MR. NUGENT: Any further questions? I'll accept a motion.

MR. TORLEY: I move we set up Sloop Hill Associates for their public hearing on the requested variances for front yard, rear yard and fence height.

MR. KANE: Second it.

ROLL CALL

MR. MC DONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MS. BARNHART: Here's your paperwork, Steve.

MR. TORLEY: When you come back, would you, for my benefit, I hope, would you be prepared to say why you can't just live without one unit that way you don't need this variance?

MR. DRABICK: Additional variance, yes.

MR. TORLEY: Okay.

MR. DRABICK: Thank you.



McGOEY, HAUSER and EDSALL
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

13

TOWN/VILLAGE OF New Windsor P/B # -
WORK SESSION DATE: 1 Sept 99 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full
PROJECT NAME: FRACKAS Site Plan
PROJECT STATUS: NEW X OLD
REPRESENTATIVE PRESENT: Steve Grubick
MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- prop Town drainage system (new) in road with
new discharge thru other Farkas property
- no detention - direct discharge to Maadua water qual.
- WM extension? along stoplight & reconnect houses
- proposed contours
- lighting & landscaping
- WM extension to 000.0 ft
- Come in for ZBA referral

pbwsform 10MJE98

CLOSING STATUS
X Set for agenda
 possible agenda item
 Discussion item for agenda
X ZBA referral on agenda

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/20/1999

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-25

NAME: SLOOP HILL ASSOCIATES MINI-STORAGE FACILITY

APPLICANT: DRABICK, STEVEN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/1999	REC. CK. #127	PAID		750.00	
			-----	-----	-----
		TOTAL:	0.00	750.00	-750.00

12.
9/20/99



McGOEY, HAUSER and EDSALL
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MARK J. EDSALL, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 99 - 25

WORK SESSION DATE: 4 May 00 (Thurs) APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: Not Now REQUIRED: New Plans

PROJECT NAME: Farkas S/P

PROJECT STATUS: NEW OLD X

REPRESENTATIVE PRESENT: Steve Drabul / Br Farkas

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 2 office areas 1 rental 1 to min. storage
- 3 bay garage w/ small office
- detail of fence
- fill basement under bldg. 25x40 under office
- SDS.
- P/B decide if isolux

CLOSING STATUS

- X Set for agenda
 possible agenda item
 Discussion item for agenda
 ZBA referral on agenda

pbwsform 10MJE98

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: July 11, 2000

SUBJECT: Sloop Hill Associates, LLC

Planning Board Reference Number: PB-99-25

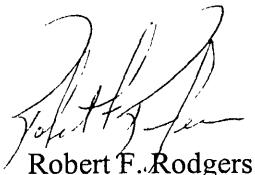
Dated: 28 June 2000

Fire Prevention Reference Number: FPS-00-026

A review of the above referenced subject site plan was conducted on 10 July 2000.

This site plan is acceptable.

Plans Dated: 22 May 2000 Revision 3



Robert F. Rodgers
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

JUL 06 2000

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

N.W. HIGHWAY DEPT.

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

99-25

RECEIVED

DATE PLAN RECEIVED:

JUN 28 2000

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒ _____,

disapproved ☐ _____.

If disapproved, please list reason ADJ HK

A with condition of 3 additional catch basins
at entrance.

Henry J. Hall
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-25

DATE PLAN RECEIVED: _____

RECEIVED

MAY - 4 2000

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Stoop Hill Assoc., LLC has been

reviewed by me and is approved ✓

disapproved _____.

~~If disapproved, please list reason~~ _____

Water is available for this prop.

HIGHWAY SUPERINTENDENT

DATE

Steve D. D.
WATER SUPERINTENDENT

5-11-00
DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **99-25**
DATE PLAN RECEIVED: _____
RECEIVED
MAY - 4 2000

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒ _____,
disapproved _____.

If disapproved, please list reason _____

Henry Koll 5-10-00
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: May 10, 2000

SUBJECT: Sloop Hill Associates, LLC

Planning Board Reference Number: PB-99-25

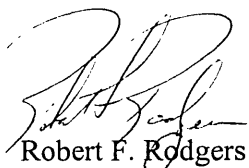
Dated: 4 May 2000

Fire Prevention Reference Number: FPS-00-018

A review of the above referenced subject site plan was conducted on 9 May 2000.

This site plan is acceptable.

Plans Dated: 7 March 2000 Revision 2



Robert F. Rodgers
Fire Inspector

RFR/dh



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-25

DATE PLAN RECEIVED: RECEIVED SEP 20 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Stoop Hill Assoc. LLC has been

reviewed by me and is approved ✓

~~disapproved~~ _____

If ~~disapproved~~, please list reason _____

Water is available for project

HIGHWAY SUPERINTENDENT

DATE

John D. Di...
WATER SUPERINTENDENT

9-21-99
DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: September 21, 1999

SUBJECT: Sloop Hill Associates, Inc.

Planning Board Reference Number: PB-99-25

Dated: 20 September 1999

Fire Prevention Reference Number: FPS-99-038

A review of the above referenced site plan was conducted on 21 September 1999.

This site plan is acceptable.

Plans Dated: 16 July 1999.



Robert F. Rodgers
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan x Special Permit _____

Tax Map Designation: Sec. 37 Block 1 Lot 13

1. Name of Project SITE PLAN - PROPOSED MINI-STORAGE FACILITY & 3 SERVICE GARAGES
ON LANDS OF SLOOP HILL ASSOCIATES, LLC

2. Owner of Record ROBERT FARKAS Phone 534-8573

Address: 16 LAUREL AVENUE, CORNWALL, NY 12518
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant STEVEN P. DRABICK Phone 534-2208

Address: P O BOX 539, CORNWALL, NY 12518
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan STEVEN P. DRABICK, P.L.S. Phone 534-2208

Address: P O BOX 539, CORNWALL, NY 12518
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

STEVEN P. DRABICK 534-2208
(Name) (Phone)

7. Project Location:

On the SE & NW side of ROUTE 9W/SLOOP HILL ROAD _____ feet
(Direction) (Street) (No.)
_____ of _____
(Direction) (Street)

8. Project Data: Acreage 2.4208 Zone NC School Dist. CORNWALL

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) SITE PLAN

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

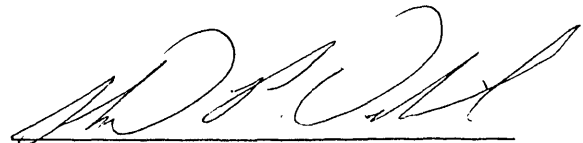
SS.:

COUNTY OF ORANGE)


THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

20th DAY OF September 1999



APPLICANT'S SIGNATURE


JEANNE MAHONEY
Notary Public, State of New York
No. 4966044
Qualified in Orange County
Commission Expires Apr. 30, 2000

NOTARY PUBLIC

STEVEN P. DRABICK

Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED SEP 20 1999

DATE APPLICATION RECEIVED

99-25

APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

99-25

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

ROBERT F. FARKAS, deposes and says that he resides
(OWNER)
at 16 LAUREL AVENUE, CORNWALL in the County of ORANGE
(OWNER'S ADDRESS)
and State of NEW YORK and that he is the owner of property tax map
(Sec. Block Lot)
designation number (Sec. 37 Block 1 Lot 13) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)
STEVEN P. DRABICK, P.L.S. P O BOX 539, CORNWALL, NY 12518
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 9-7-99

[Signature]
Witness' Signature

[Signature]
Owner's Signature

[Signature]
Applicant's Signature if different than owner

[Signature]
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

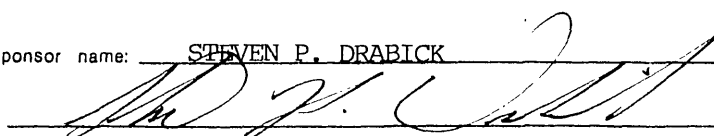
PROJECT I.D. NUMBER

617.2
Appendix C

SEQR

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR STEVEN P. DRABICK	2. PROJECT NAME SITE PLAN - PROPOSED MINI-STORAGE/3 GARAGES LANDS OF SLOOP HILL ASSOC.
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road Intersections, prominent landmarks, etc., or provide map) INTERSECTION OF ROUTE 9W & SLOOP HILL ROAD TAX MAP DESIGNATION 37-1-13	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: SITE PLAN CONCEPT FOR MINI-STORAGE FACILITY & 3 SERVICE GARAGES	
7. AMOUNT OF LAND AFFECTED: Initially 2.4208 acres Ultimately 2.4208 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly INSUFFICIENT FRONT YARD & REAR YARD SETBACKS FOR STORAGE UNIT	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other Describe: NC - NEIGHBORHOOD COMMERCIAL	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: STEVEN P. DRABICK	Date: 9/20/99
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

99-25

SITE PLAN CHECKLISTITEM

1. ☒ Site Plan Title
2. ☒ Provide 4" wide X 2" high box directly above title block
(preferably lower right corner) for use by Planning Board in
affixing Stamp of Approval (ON ALL PAGES OF SP)
3. ☒ Applicant's Name(s)
4. ☒ Applicant's Address
5. ☒ Site Plan Preparer's Name
6. ☒ Site Plan Preparer's Address
7. ☒ Drawing Date
8. ☒ Revision Dates
9. ☒ Area Map Inset and Site Designation
10. ☒ Properties within 500' of site
11. ☒ Property Owners (Item #10)
12. ☒ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☒ Abutting Property Owners
18. ☒ Existing Building Locations
19. ☒ Existing Paved Areas
20. ☒ Existing Vegetation
21. ☒ Existing Access & Egress

PROPOSED IMPROVEMENTS

99-25

22. _____ Landscaping
23. _____ Exterior Lighting
24. _____ Screening
25. ✓ _____ Access & Egress
26. ✓ _____ Parking Areas
27. _____ Loading Areas
28. _____ Paving Details (Items 25 - 27)
29. ✓ _____ Curbing Locations
30. _____ Curbing through section
31. ✓ _____ Catch Basin Locations
32. _____ Catch Basin Through Section
33. ✓ _____ Storm Drainage
34. _____ Refuse Storage
35. ✓ _____ Other Outdoor Storage
36. ✓ _____ Water Supply
37. ✓ _____ Sanitary Disposal System
38. ✓ _____ Fire Hydrants
39. ✓ _____ Building Locations
40. ✓ _____ Building Setbacks
41. _____ Front Building Elevations
42. ✓ _____ Divisions of Occupancy
43. _____ Sign Details
44. ✓ _____ Bulk Table Inset
45. ✓ _____ Property Area (Nearest 100 sq. ft.)
46. _____ Building Coverage (sq. ft.)
47. _____ Building Coverage (% of total area)
48. _____ Pavement Coverage (sq. ft.)
49. _____ Pavement Coverage (% of total area)
50. _____ Open Space (sq. ft.)
51. _____ Open Space (% of total area)
52. ✓ _____ No. of parking spaces proposed
53. ✓ _____ No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. _____

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

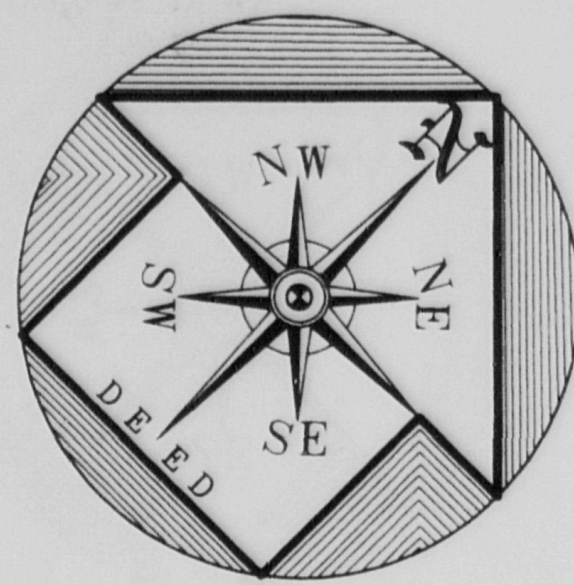
PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: _____

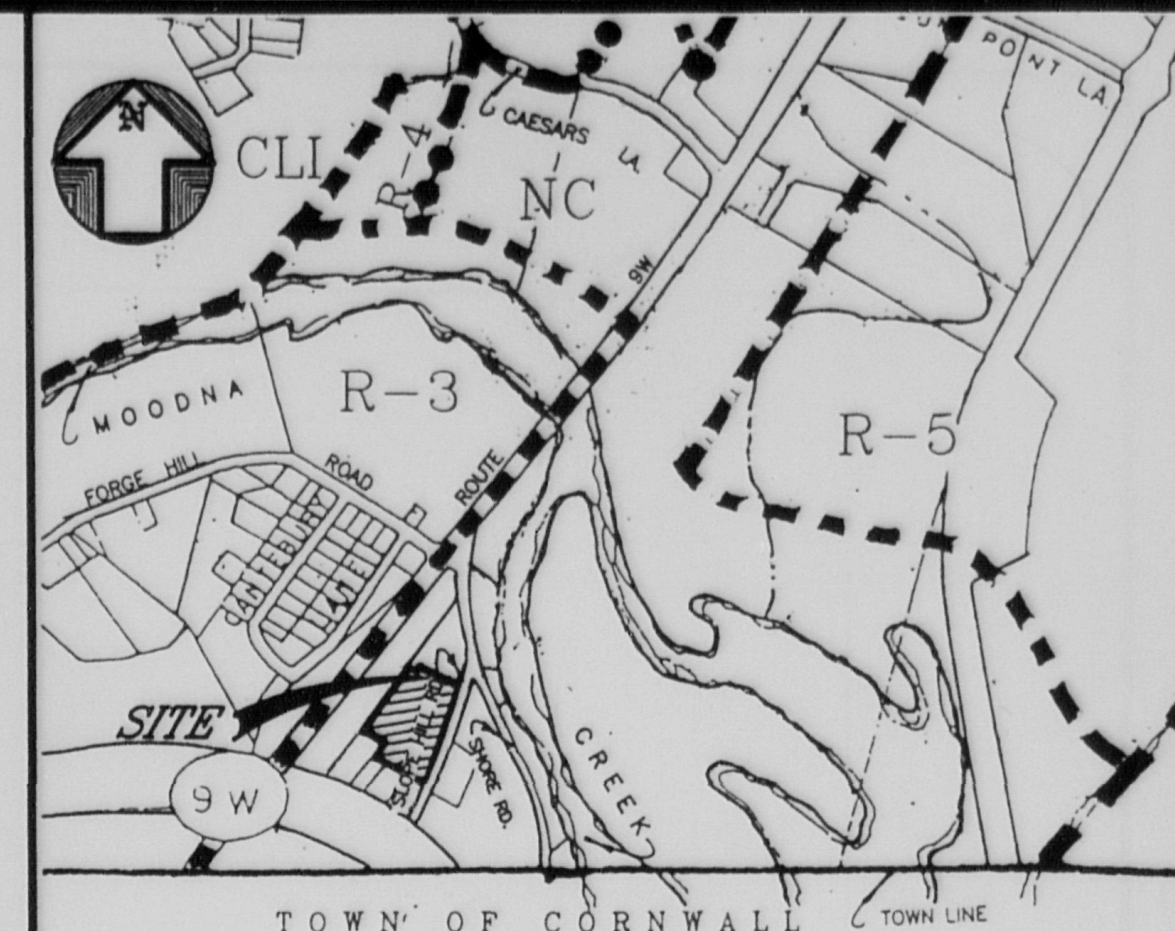
Licensed Professional

Date



U. S. ROUTE 9W

PLANTING SCHEDULE						
LEGEND	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	PINS	27	PINUS STROBUS	EASTERN WHITE PINE	5' HGT. B&B	EVER-GREEN 40'
	JUP	13	JUNIPERUS HORIZONTALIS	COMMON JUNIPER	1' HGT. B&B	EVER-GREEN 8'



VICINITY MAP
SCALE: 1" = 800' ±

NOTES:

- 1) BEING A SITE PLAN OF A PORTION OF SECTION 37, BLOCK 1, LOT 13 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP, LOT 2 AS SHOWN ON A MAP ENTITLED "PLAT OF PROPOSED 2 LOT SUBDIVISION OF LANDS OF ROBERT & BARBARA FARKAS" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 30, 1999 AS MAP #97-99.
- 2) OWNER / APPLICANT: SLOOP HILL ASSOCIATES, LLC
P.O. BOX 495
CORNWALL, NY 12518
- 3) PROPERTY ZONE: NEIGHBORHOOD COMMERCIAL (NC)
- 4) PROPERTY AREA: 2.4208 ACRES
- 5) PROPOSED USE: PROPOSED MINI STORAGE FACILITY, 2 OFFICES WITH APARTMENT OVER & 3 SERVICE GARAGES.
- 6) WATER SUPPLY: TOWN OF NEW WINDSOR MUNICIPAL
- 7) SANITARY SEWAGE DISPOSAL: PRIVATE INDIVIDUAL SEPTIC SYSTEMS
- 8) INCLUDED AS PART OF THE GRANTED VARIANCES IS THE STIPULATION REQUIRING THAT PORTION OF THE SECURITY FENCE ALONG SLOOP HILL ROAD BE A DECORATIVE TYPE FENCING OTHER THAN CHAIN LINK FENCE.
- 9) ALL SIGNAGE FOR THE SITE SHALL COMPLY WITH ZONING REQUIREMENTS IN FORCE AT THE TIME OF INSTALLATION. PROPOSED SIGNAGE WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PERMIT PRIOR TO INSTALLATION AT THE SITE.
- 9) SEE ADDITIONAL SHEETS FOR DETAILED SITE DEVELOPMENT.

NOTE:

THE PROP. SECURITY FENCE ALONG THIS SIDE OF SITE TO BE SLATED CHAIN LINK FENCE TO PROVIDE SCREENING.

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAT BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS PLAT NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

FIELD SURVEY UPDATE COMPLETED ON 3/10/98.

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED HEREON THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 4/11/96, AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

* ROBERT FARKAS & BARBARA FARKAS,
* TOWN OF NEW WINDSOR



STEVEN P. DRABICK, PLS NY L.C. #49806

ZONING INFORMATION

BULK REQUIREMENTS FOR ZONE NC
USE GROUP A-70 / 8-2 (USE BY SPECIAL PERMIT)

MINIMUM	REQUIRED	PROVIDED	VARIANCE GRANTED
LOT AREA	10,000 SQ. FT. / 15,000 SQ. FT.	77,844 SQ. FT.	
LOT WIDTH	100' / 125'	MORE THAN 200'	
FRONT YARD	40' / 40'	25.3' ±	14.7'
SIDE YARD	15' / 15'	20.7'	
TOTAL SIDE YARD	35' / 30'	50.7'	
REAR YARD	15' / 15'	16.4'	
MAXIMUM			
BUILDING HEIGHT	35' / 23'	TO MEET ZONE	
FLOOR AREA RATIO	1 / 0.5	0.04	

* NOTE: VARIANCE GRANTED ON 1/10/2000 BY THE ZONING BOARD OF APPEALS, APPEAL NO. 52.
VARIANCE GRANTED FOR 6' HIGH SECURITY FENCE ALONG SLOOP HILL ROAD SIDE & ROUTE 9W SIDE OF PROJECT.

PARKING SCHEDULE

USE	REQUIRED # OF SPACES
SERVICE REPAIR GARAGE: 4 PER BAY (20' X 20') 1 PER 300 SQ. FT. OUTSIDE OF BAY AREA	12 SPACES 2 SPACES 10 SPACES
MINI-WAREHOUSES	
BUSINESS OFFICE: 1 PER 150 SQ. FT.	9 SPACES
APARTMENT	2 SPACES

TOTAL REQUIRED: 35 SPACES
PROVIDED: 35 SPACES

SITE PLAN FOR PROPOSED MINI-STORAGE FACILITY OFFICE AREA WITH APARTMENT OVER & 3 SERVICE GARAGES ON LANDS OF SLOOP HILL ASSOCIATES, LLC

TOWN OF NEW WINDSOR
SCALE: 1" = 30'
ORANGE COUNTY, NEW YORK
JULY 16, 1999

STEVEN P. DRABICK, PLS, PC
PROFESSIONAL LAND SURVEYOR
PO BOX 539
CORNWALL, NY 12518
(814) 654-2208

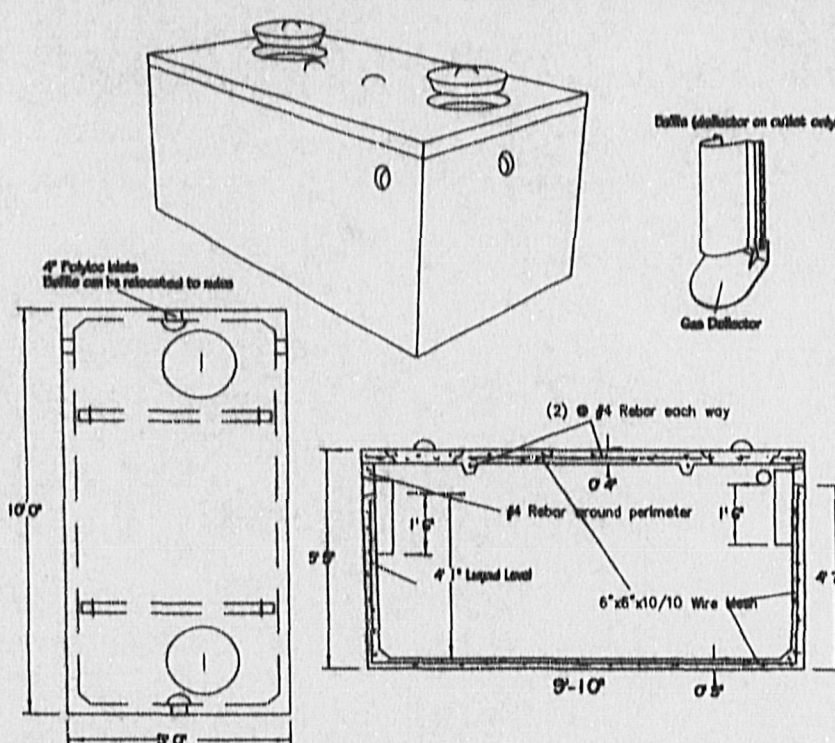
GRAPHIC SCALE - FEET
0 30 60 90

SHEET 1 OF 3

JOB NO. 403-985P

REVISIONS

DATE	DESCRIPTION
10/25/98	ADD PARKING REV. BULK TABLE & PARK SCHEDULE
1/7/00	PARKING BUILDING BULK & NOTES
5/22/00	ALL PER P.B. COMMENTS



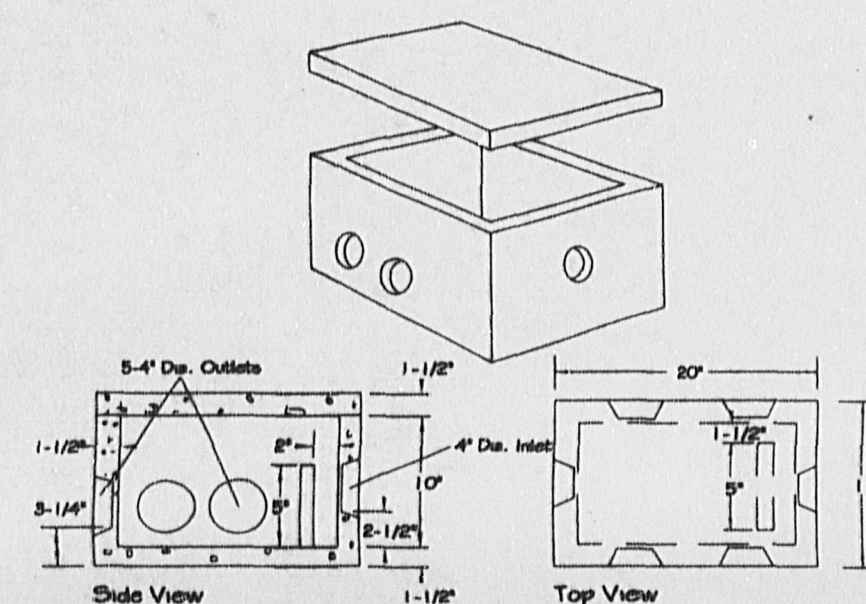
SPECIFICATIONS	
Concrete Minimum Strength	4,000 psi at 28 days
Reinforcement	6"x6" (10) W.W. Mesh, #4 Rebar
Air Entrainment	5%
Construction Joint	Self-healing sealant
Pipe Connection	Polyloc seal (patented)

WOODARD'S
Concrete Products, Inc.

PRECAST SEPTIC TANKS
SE-1000 SINGLE COMPONENT TANK

SEPTIC TANK NOTES:

1. PROVIDE A 3" MIN. BED OF SAND OR PEA GRAVEL UNDER TANK.
2. CAULK JOINTS AROUND INLET AND OUTLET PIPES.
3. PROVIDE AN ASPHALTIC SEAL BETWEEN CONTACT SURFACES OF MANHOLE COVERS, INSPECTION COVERS AND CLEAN OUT COVERS.
4. MAX. DEPTH OF COVER TO BE 12".
5. SEPTIC SHALL BE DESIGNED FOR H2O LOADING



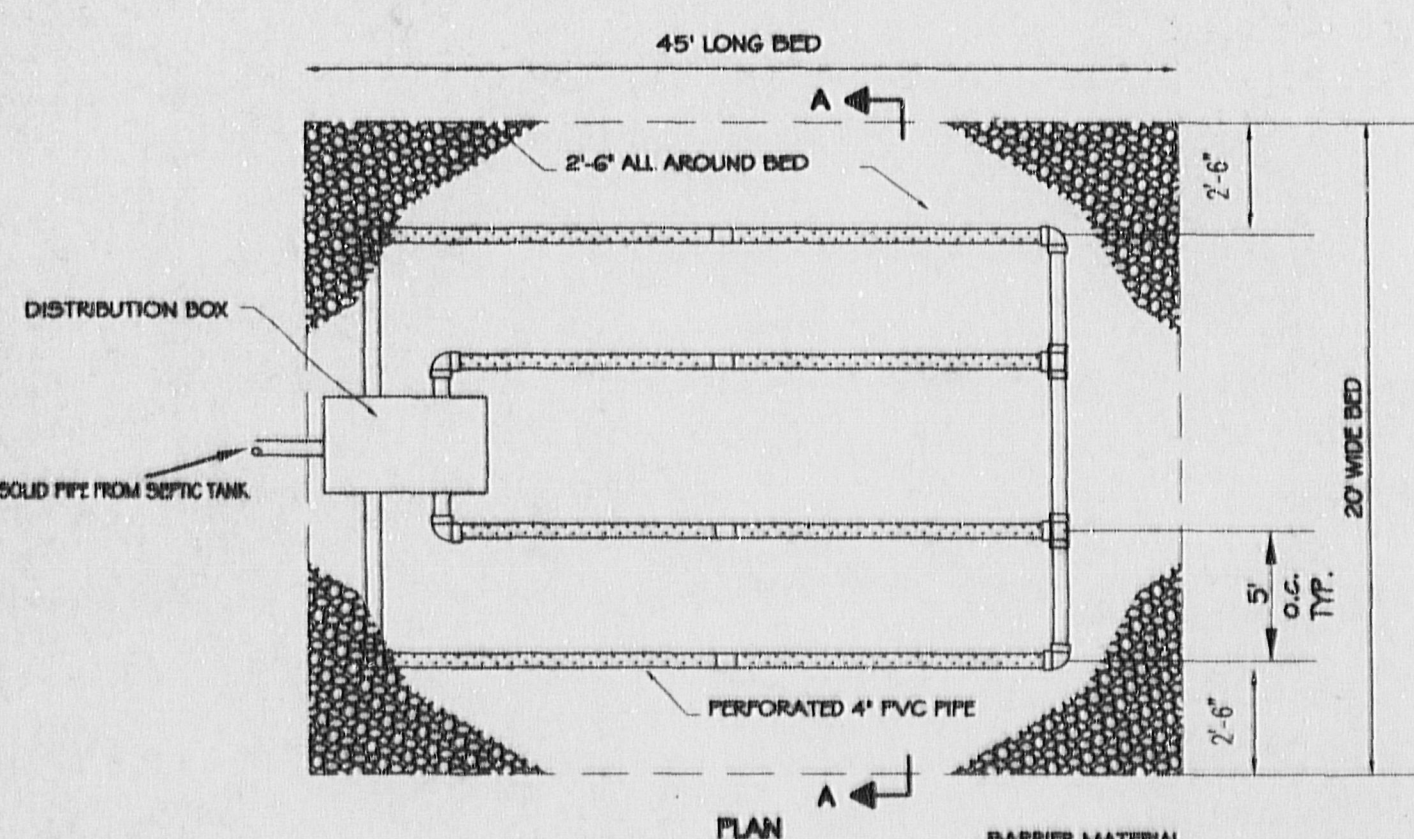
SPECIFICATIONS	
Concrete Minimum Strength	4,000 psi at 28 days
Reinforcement	6"x6" (10) W.W. Mesh, #4 Rebar
Air Entrainment	5%
Construction Joint	Self-healing sealant
Pipe Connection	Polyloc seal (patented)

WOODARD'S
Concrete Products, Inc.

PRECAST DISTRIBUTION BOXES
6-HOLE BOX WITH BATTLE
DB-6WB

DISTRIBUTION BOX NOTES:

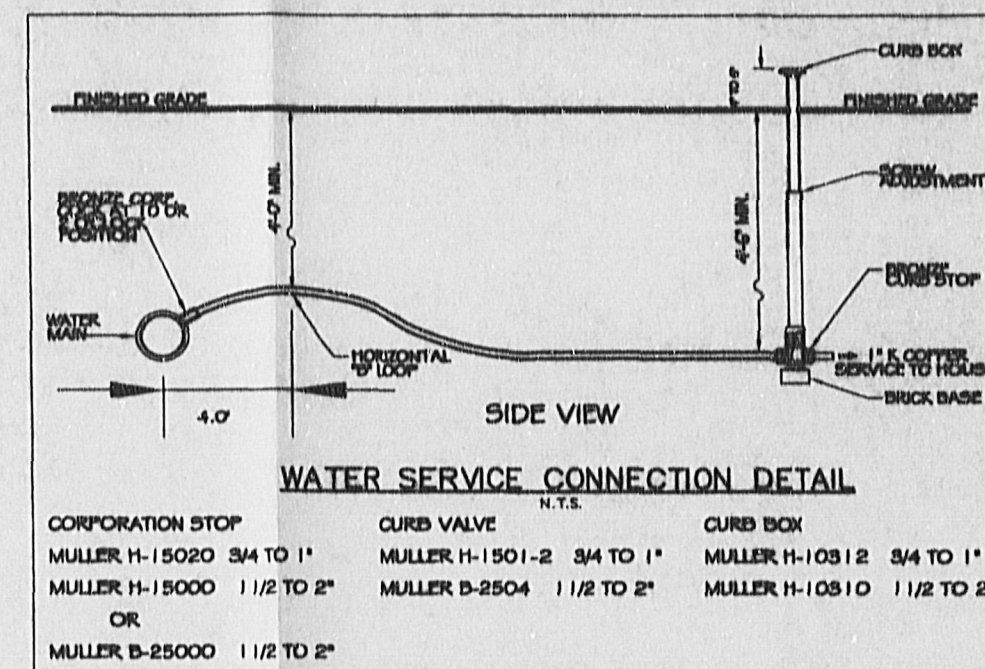
1. PROVIDE 12" MIN. GRAVEL BASE UNDER DROP BOX.
2. CAULK JOINTS AROUND INLET AND OUTLET PIPES.
3. MAX. DEPTH OF COVER TO BE 12".



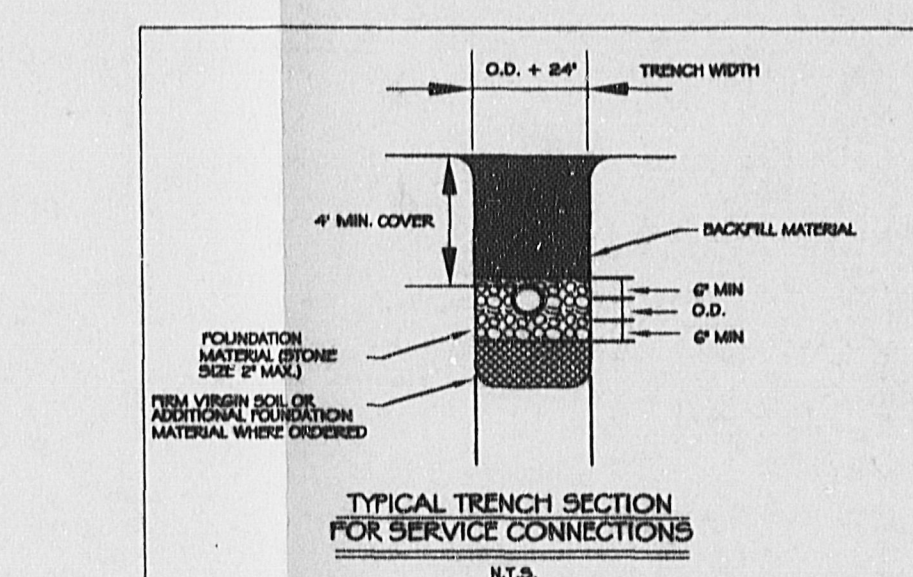
SECTION A-A
CONVENTIONAL ABSORPTION BED
SCALE: NOT TO SCALE

ABSORPTION BED NOTES:

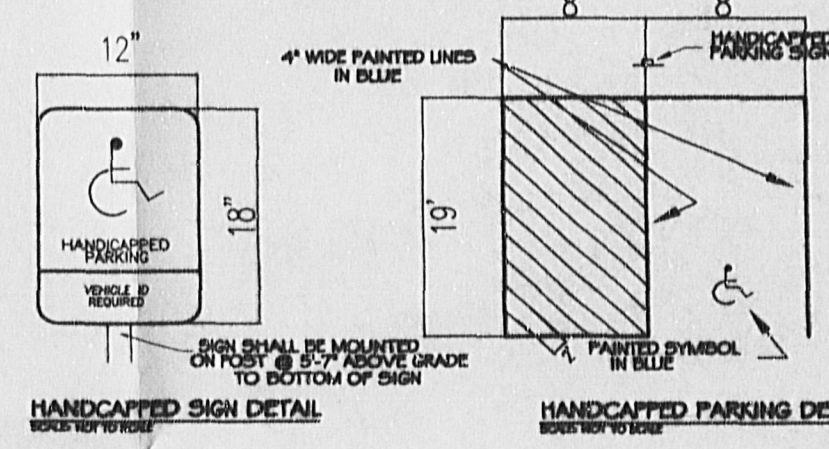
1. DO NOT INSTALL ABSORPTION BED IN WET SOIL.
2. ENDS OF ALL DISTRIBUTION PIPES MUST BE CONNECTED.
3. RAKE SIDES AND BOTTOM OF BED PRIOR TO PLACING GRAVEL.
4. BED BOTTOM SHALL BE LEVEL.



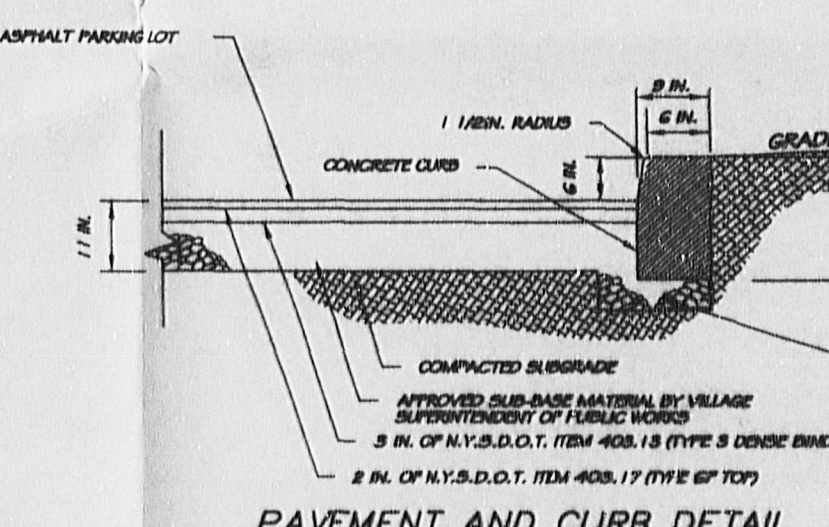
WATER SERVICE CONNECTION DETAIL
N.T.S.



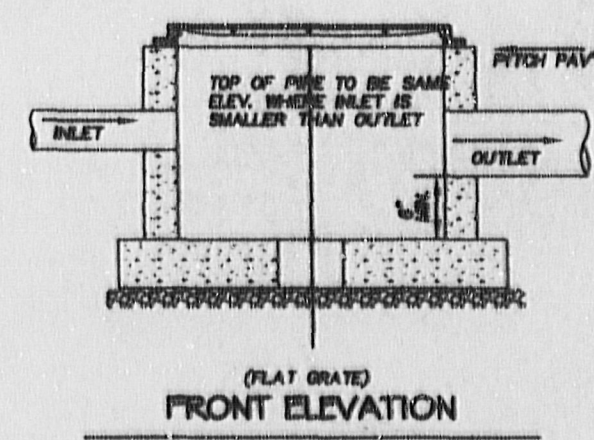
TYPICAL TRENCH SECTION
FOR SERVICE CONNECTIONS
N.T.S.



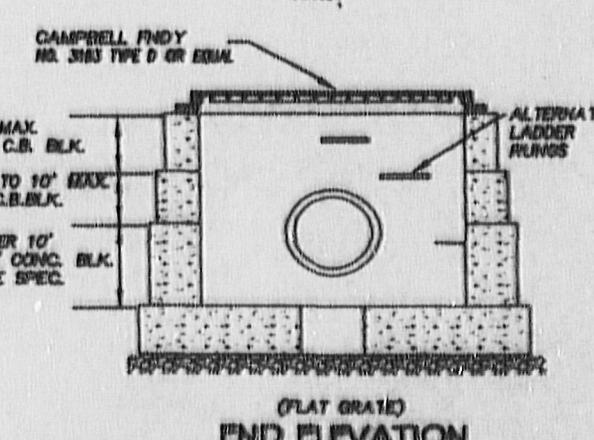
HANDCRAFTED SIGN DETAIL
SCALE: NOT TO SCALE



PAVEMENT AND CURB DETAIL
N.T.S.

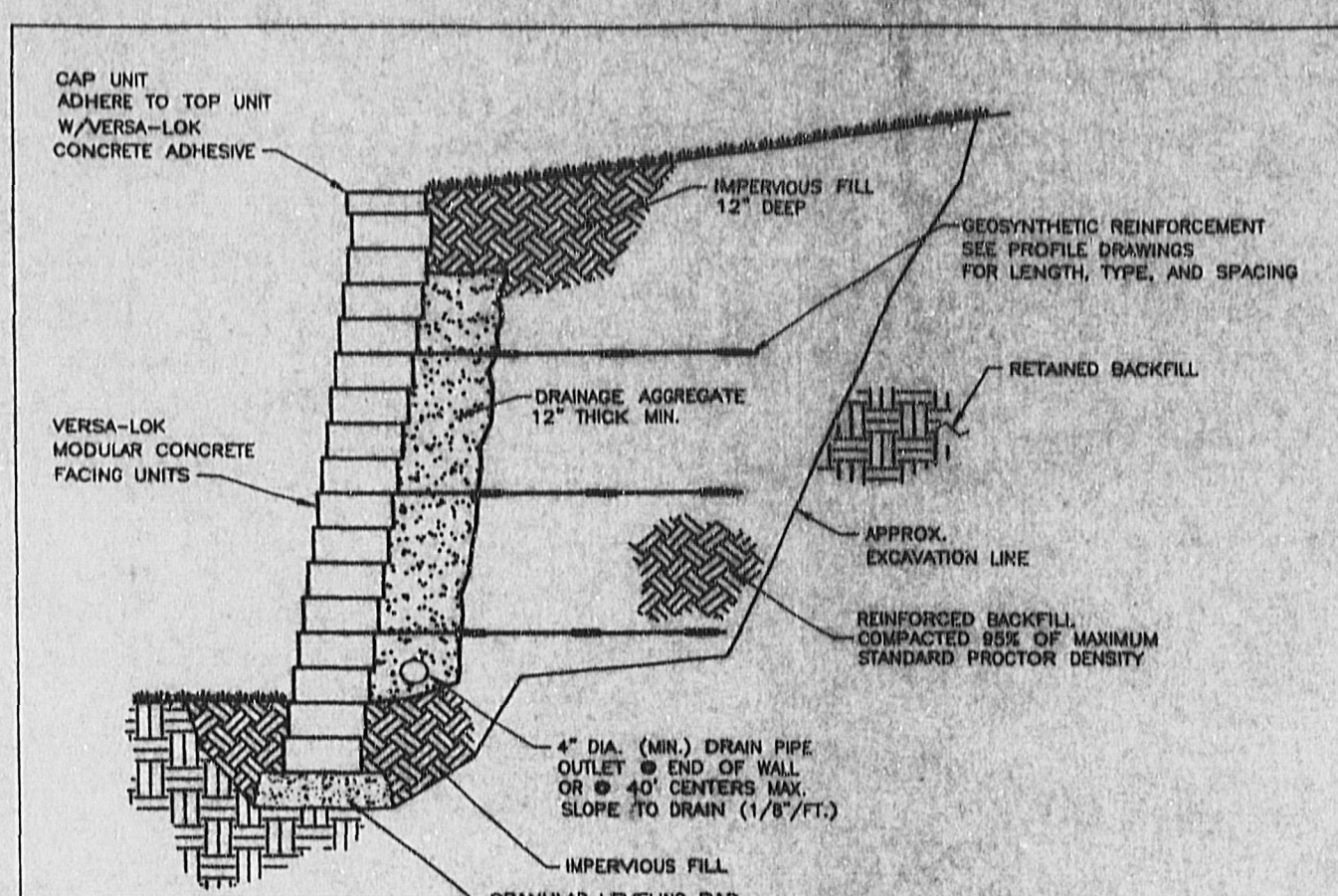


FRONT ELEVATION
N.T.S.

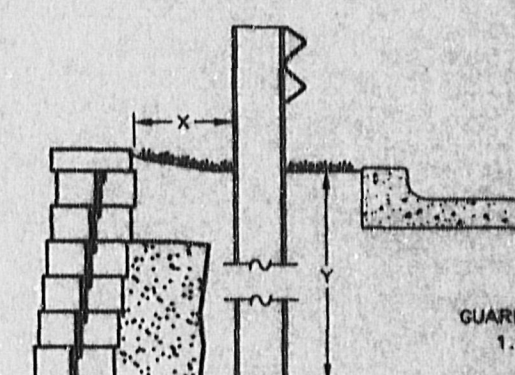


END ELEVATION
N.T.S.

COURT YARD BASIN
NOT TO SCALE



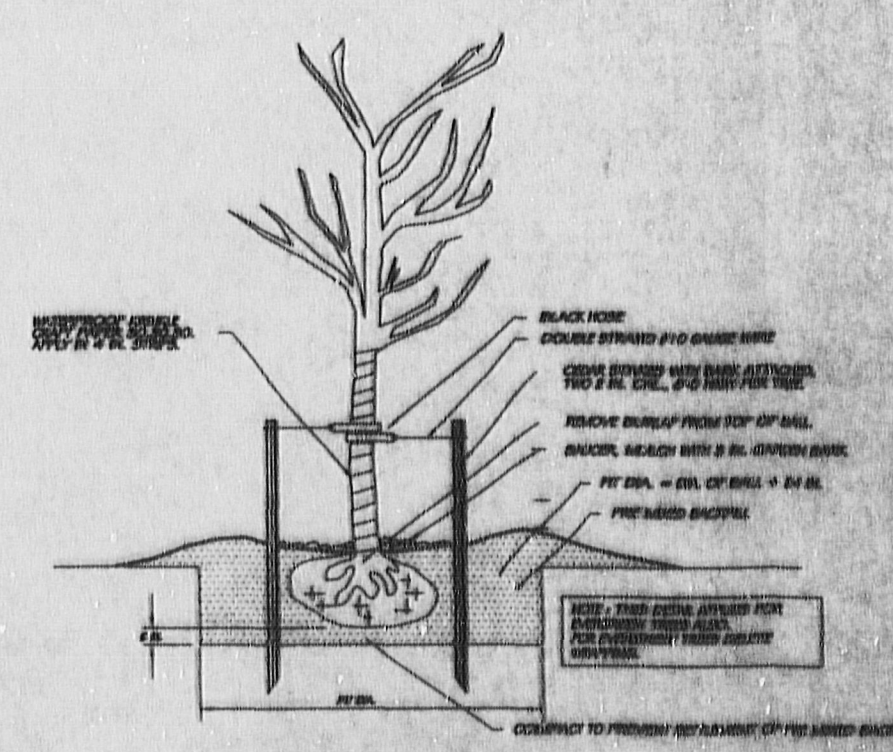
TYPICAL SECTION-REINFORCED RETAINING WALL
SCALE: NONE



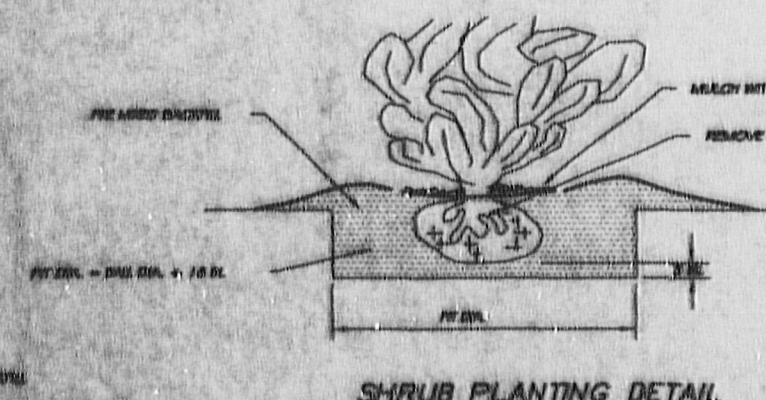
GUARD RAIL DETAIL
TYPICAL GUARD RAIL
SCALE: NONE

VERSA-LOK RETAINING WALL TO BE DESIGNED BY OTHERS

- GUARD RAIL NOTES:**
1. DISTANCE X AND Y TO BE DETERMINED BY ENGINEER BASED ON SOIL AND LOADING CONDITIONS.
 2. INSTALL H-PILE OR WOOD POST AS PER MANUFACTURER'S RECOMMENDATIONS.
 3. ALONGING OR DRIVING OF POST MAY PIERCE UPPER LAYER OF GEOSYNTHETIC AS PER ENGINEER'S DESIGN.



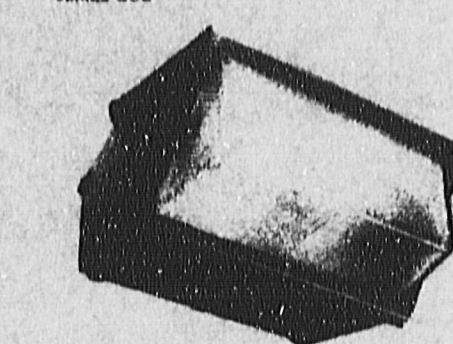
TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

Heavy Duty Wall Pack

High Pressure Sodium
250 & 400 Watts
SERIES 882



FEATURES

- The Heavy Duty Wall Pack is moisture and dustproof, has threaded openings for conduit and photocell installation, and is durable coated on polyurethane powder paint finish.
- UL listed for wet and damp locations.
- Heavy duty, two piece, die-cast aluminum housing with hinges, captive screws and corrosion resistant hardware.
- Completely sealed with a silicon gasket.
- High impact and heat resistant borosilicate glass reflector.
- One piece, slotted, asymmetric frosted aluminum reflector designed to produce a wide pattern of efficient illumination.
- Ideal for applications:
 - Parking areas
 - Perimeter lighting
 - Entrances and walkways
 - Waterfront areas
 - Loading platforms
 - Recreational areas

American Electric Lighting
Thomas & Betts Lighting Division, 1000 North 10th Street, Allentown, PA 18101-1000

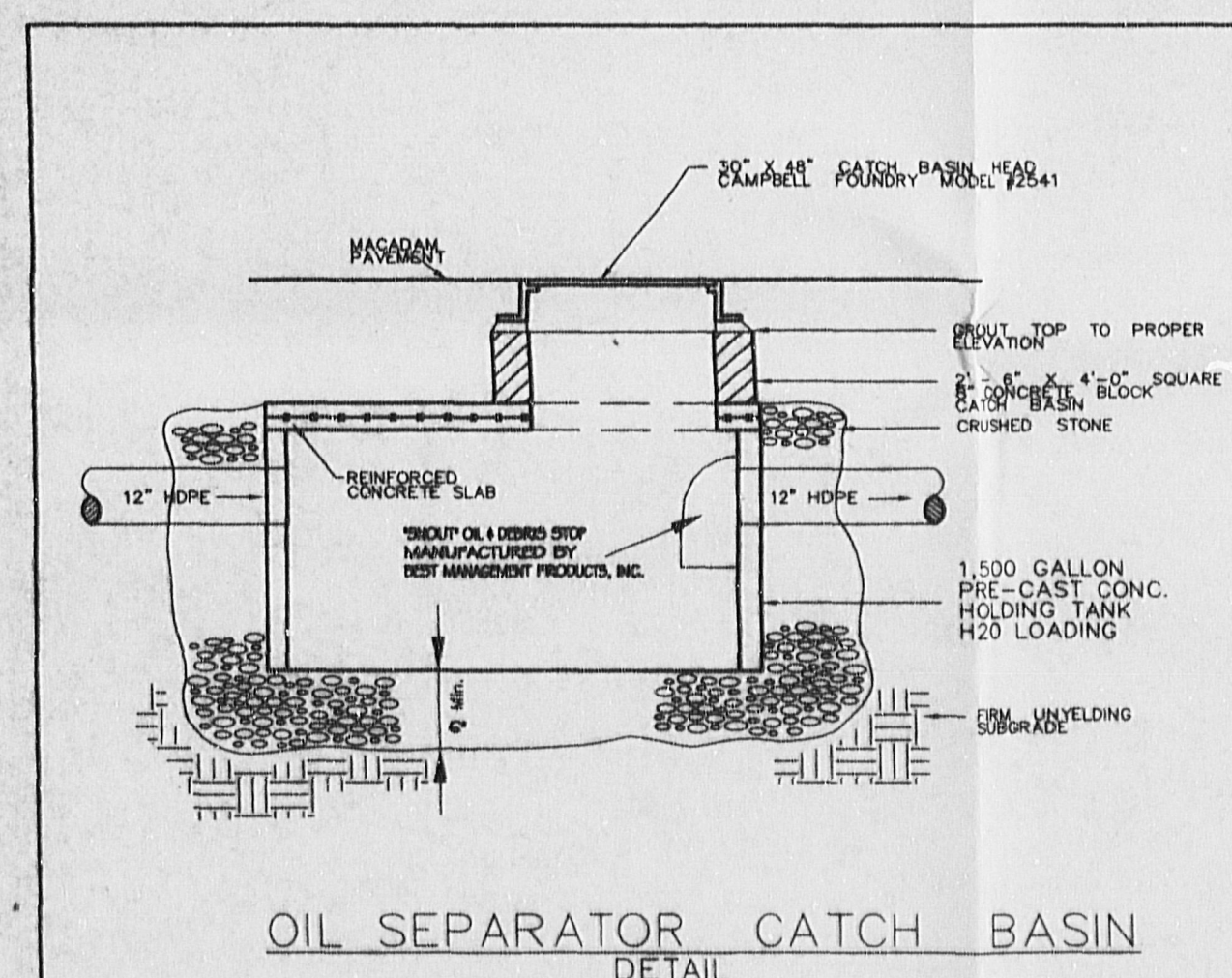
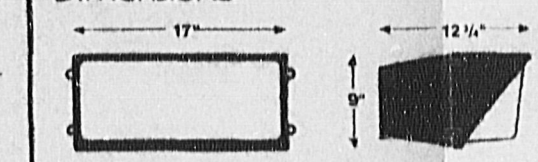
Ordering Data

Product	Model	Power	Mounting	Accessories
HEAVY DUTY WALL PACK 250 WATT HPS	250W	250	High	882-04430
HEAVY DUTY WALL PACK 400 WATT HPS	400W	400	High	882-04440

Photometric Data

Beam Angle	250W	400W
30°	1,000	1,600
45°	2,000	3,200
60°	3,000	4,800
75°	4,000	6,400
90°	5,000	8,000
105°	6,000	9,600
120°	7,000	11,200
135°	8,000	12,800
150°	9,000	14,400
165°	10,000	16,000
180°	11,000	17,600

Dimensions



OIL SEPARATOR CATCH BASIN
DETAIL

SEPTIC NOTES:

1. THE CONSTRUCTION OF THE WATER SUPPLY AND SEWERAGE FACILITIES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NEW YORK DEPARTMENTS OF HEALTH AND ENVIRONMENTAL CONSERVATION, THE TOWN OF NEWBURGH, AND THE TOWN OF NEWBURGH.
2. THE WATER AND SEWERAGE DISPOSAL SYSTEM DESIGN AND LOCATION SHALL NOT BE CHANGED OR MODIFIED WITHOUT THE APPROVED PLANS UNLESS REVIEWED AND APPROVED BY THE DESIGN ENGINEER AND THE TOWN OF NEWBURGH.
3. THERE SHALL BE NO REGRADING IN THE SEPTIC FIELD AREA EXCEPT AS NOTED ON THE APPROVED PLAN.
4. THE LOT IS TO HAVE ONE (1) 1,250 GALLON SEPTIC TANK, H2O LOADED.
5. SURFACE WATER SHALL BE DIVERTED FROM THE SEPTIC FIELD AREA.
6. NO CELLAR, FOOTING OR ROOF DRAINS SHALL BE DISCHARGED INTO OR OVER THE SEPTIC SYSTEM.
7. 4" CAST IRON SHALL BE USED FROM THE BUILDING TO THE SEPTIC TANK.
8. ALL SEWER LINES SHALL BE INSTALLED WITH THE FOLLOWING MIN. TO DISTRIBUTION BOX AND 0.25% FOR LEACHING PILES.
9. CARE SHALL BE TAKEN NOT TO DRIVE VEHICLES OR CONSTRUCTION EQUIPMENT OVER ANY PORTION OF THE DISPOSAL SYSTEM.
10. CONTRACTOR SHALL INSURE INSTALLATION AS PER SPECIFICATIONS.
11. THE ENGINEER SHALL CERTIFY TO THE CONSTRUCTION OF THE PROPOSED SANITARY DISPOSAL SYSTEM AND SHALL SUBMIT "AS-BUILT" PLANS TO THE TOWN PRIOR TO AN APPLICATION FOR A C.O.
12. ONLY NEW STANDARD PERMANENT FILTER SHALL BE USED. 3.5 GPF MAX. TO DISTRIBUTION BOX AND 0.25% FOR LEACHING PILES.
13. THE USE OF A GARBAGE DISPOSAL SHALL REQUIRE MODIFICATION OF THE SEWAGE DISPOSAL DESIGN.
14. NO OTHER ADJACENT WATER SYSTEMS OR SANITARY DISPOSAL FIELDS EXIST WITHIN THE MINIMUM SEPARATION DISTANCES.

SOIL TEST PIT NO. 1

DEPTH	TO	SOIL DESCRIPTION	COLOR
0"	4"	TOPSOIL	DK BROWN
4"	4"	GRAVELLY SILTY SAND	BROWNISH
4"	7"	FINE SANDY SILT	TANNISH
7"	10"	SILTY SAND	LT BROWN

NOTES: NO BEDROCK ENCOUNTERED
NO GROUNDWATER ENCOUNTERED

SOIL TEST PIT NO. 2

DEPTH	TO	SOIL DESCRIPTION	COLOR
0"	6"	TOPSOIL	DK BROWN
6"	3'-10"	GRAVELLY SILTY SAND	BROWNISH
3'-10"	6"	FINE SANDY SILT	TANNISH
6"	11'-6"	SILTY SAND	LT BROWN

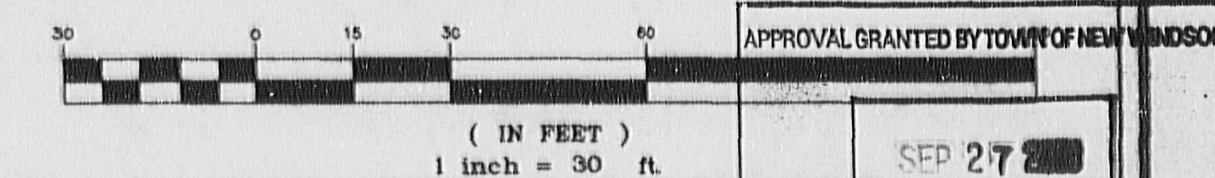
NOTES: NO BEDROCK ENCOUNTERED
NO GROUNDWATER ENCOUNTERED

DESIGN DATA:

FIELD PERC. RATE, HOLE NO. 1 (TAKEN 11/6/99 @ 24")	6 MIN.
FIELD PERC. RATE, HOLE NO. 2 (TAKEN 11/6/99 @ 24")	12 MIN.
DESIGN PERC. RATE	11-15 MIN.
TOTAL NO. OF BEDROOMS	3
TOTAL NO. OF EMPLOYEES	10
AVG. DAILY FLOW (13 x 130 GPD/BEDROOM) + (10 x 15 GPD/EMPLOYEE)	540 G.P.D.
APPLICATION RATE	0.60 GAL/DAYSQ. FT.
REQD. ABSORPTION BED AREA	900 SQ. FT.
PROVD. ABSORPTION BED AREA (USE A 20' x 45' ABSORPTION BED)	900 SQ. FT.

SEPTIC DESIGN & DETAILS FOR PROPOSED MINI-STORAGE FACILITY & 3 SERVICE GARAGES ON LANDS OF SLOOP HILL ASSOCIATES, LLC

TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
SCALE: 1" = 30' GRAPHIC SCALE MAY 1, 2000

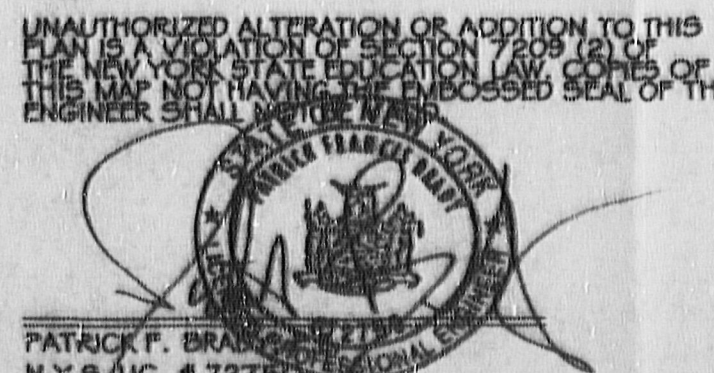


BRADY
ENGINEERING
CONSULTING ENGINEER

POST OFFICE BOX 482, WALDEN, N.Y. 12586
TEL/FAX (518) 778-4006

REVISIONS	
DATE	DESCRIPTION
6/2/00	PD & ENGINE COMMENTS
6/2/00	PD & ENGINE COMMENTS - DRAINAGE & WATER SERVICE

SHEET 3 OF 3
JOB NO. 250-00



LEGEND
OF
PLAN INDICATIONS:

4" x 6" WOOD FRAME WALLS
5/8" WALL FINISH

1 1/2" (ROUGH HT.) 2x4 WOOD
FRAME RAILING WALLS

CONC. BLOCK WALLS
(SEE WALL SECTIONS)

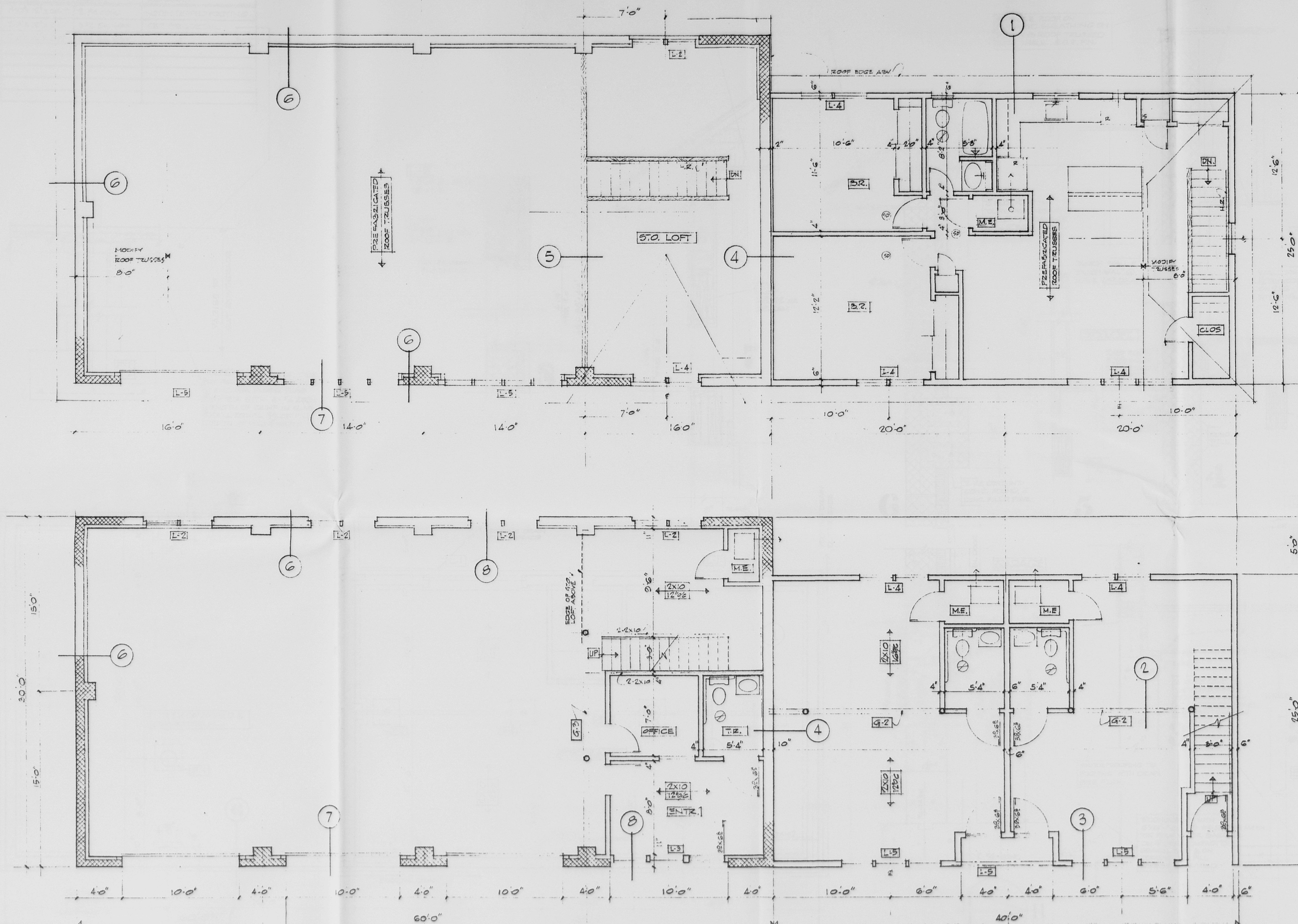
POURED CONC.
FOUNDATION WALLS

LINTELS
SEE DETAIL ON DWG #2

GLIDERS
SEE DETAIL ON DWG #2

HANDRAIL

FOR WALL SECTIONS
SEE DWG #2



DATE:
FOR REV. BY: M.A.G. 100

NEW
GARAGE-OFFICE BLDG.
FOR
SLOOP HILL ASSOCIATES, LLC
SLOOP HILL RD. NEW WINDSOR, N.Y.

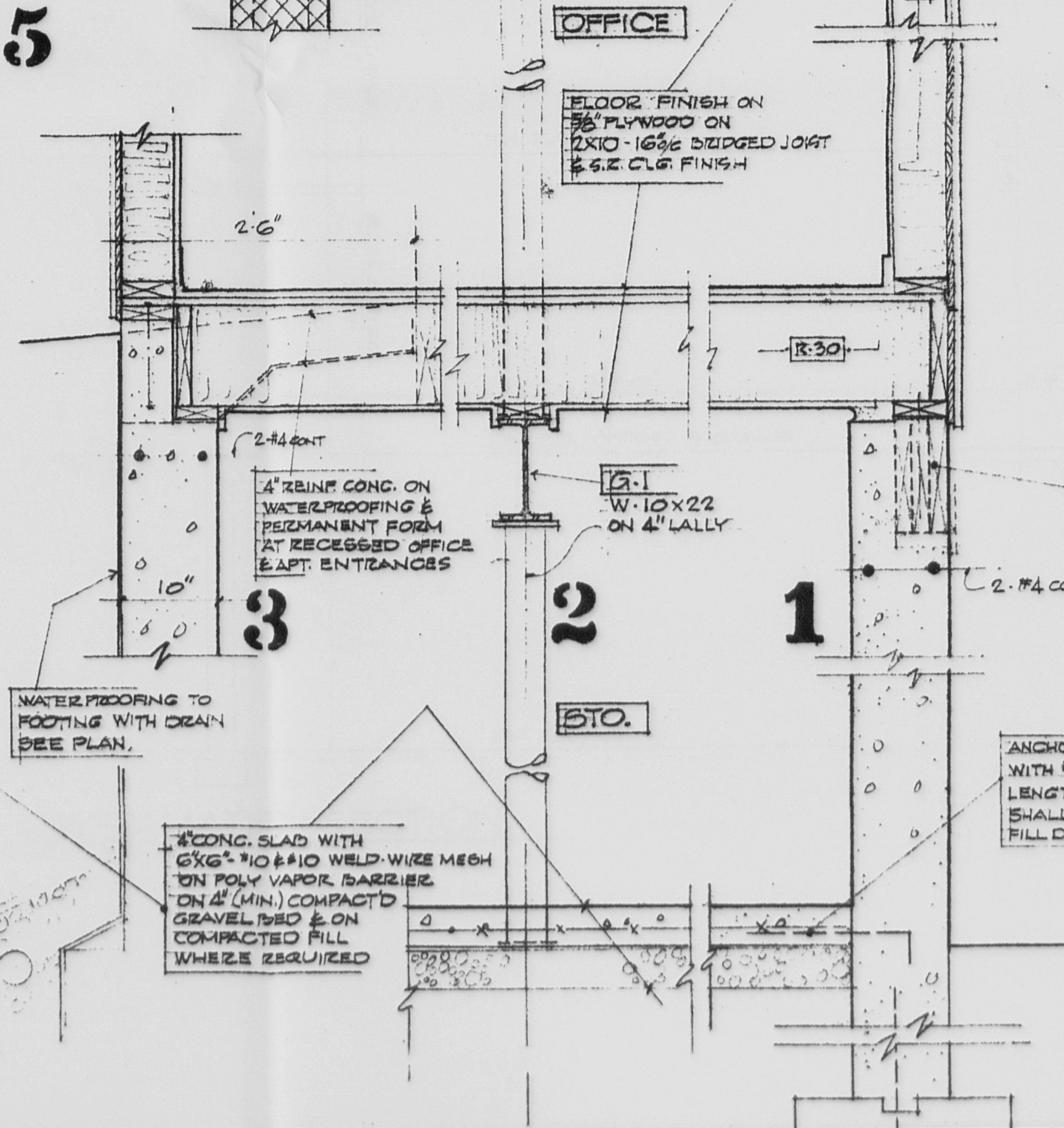
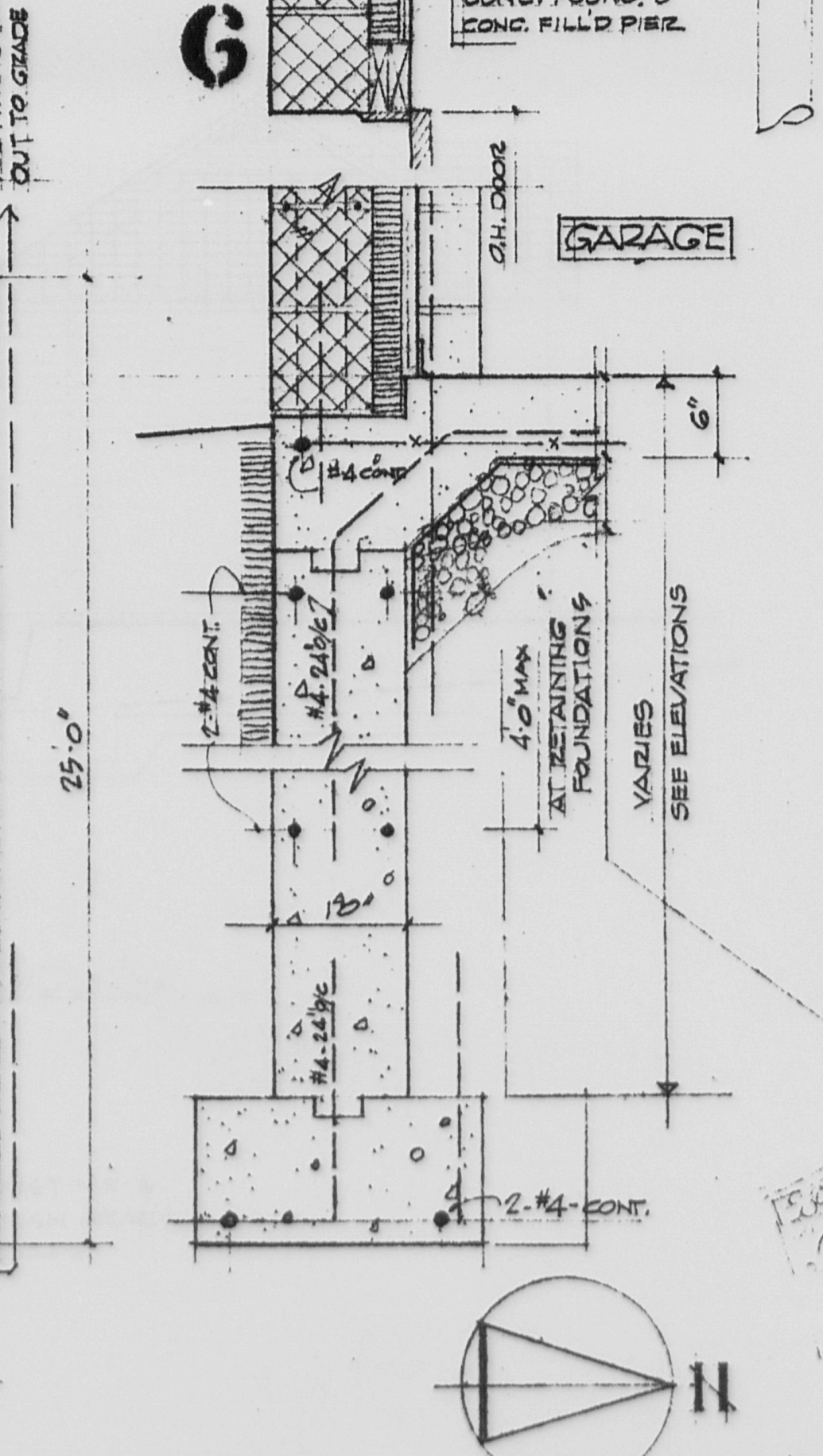
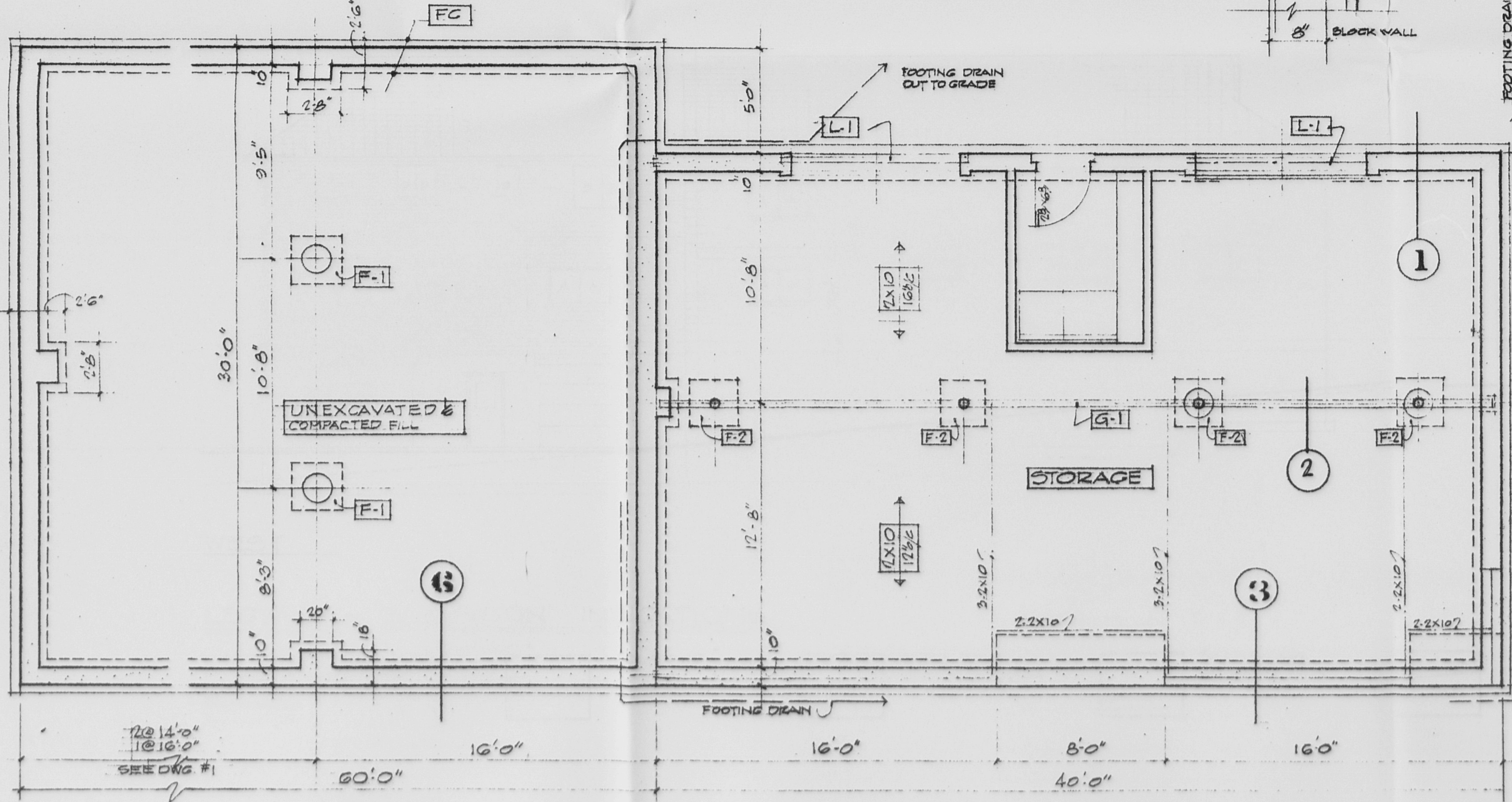
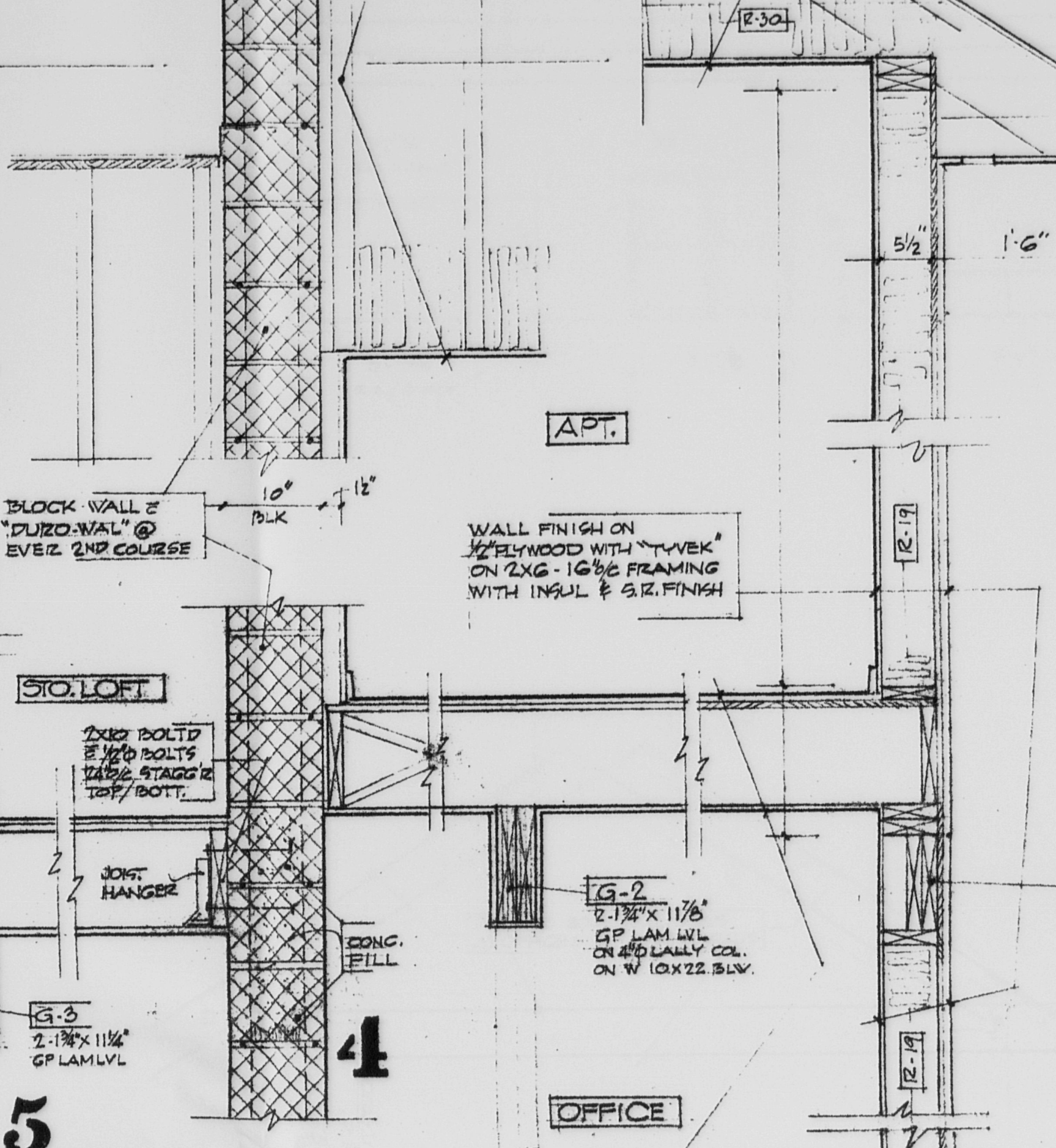
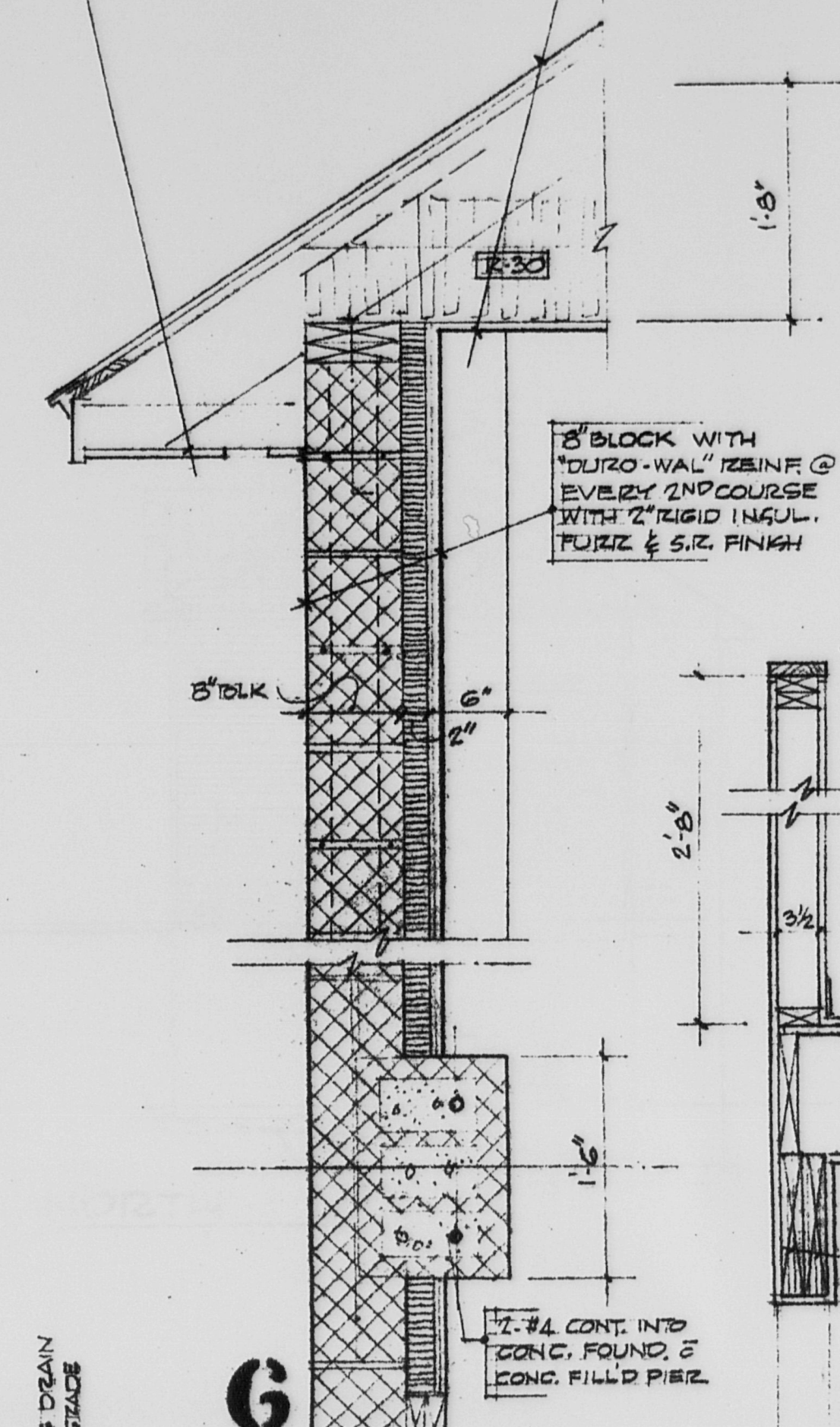
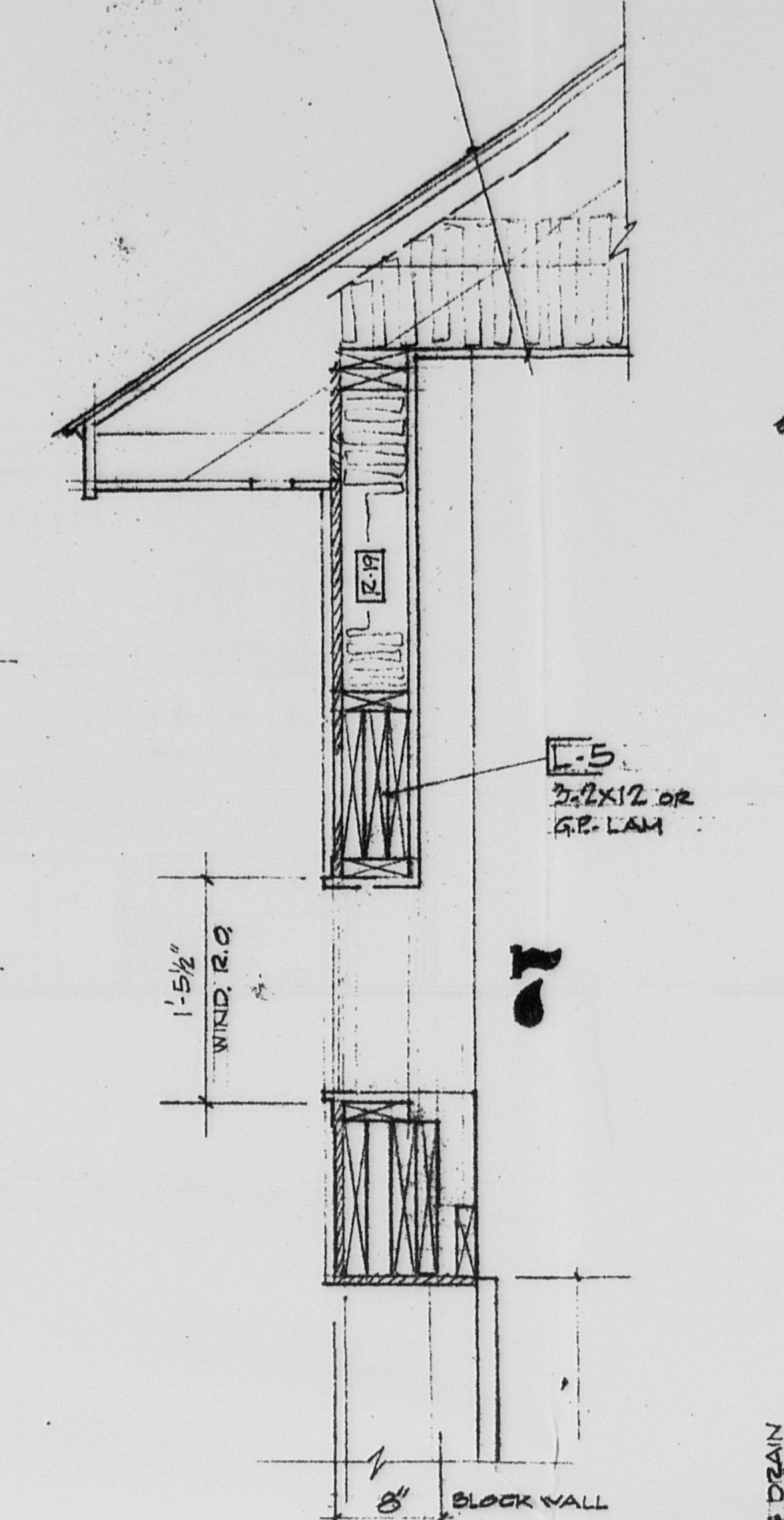
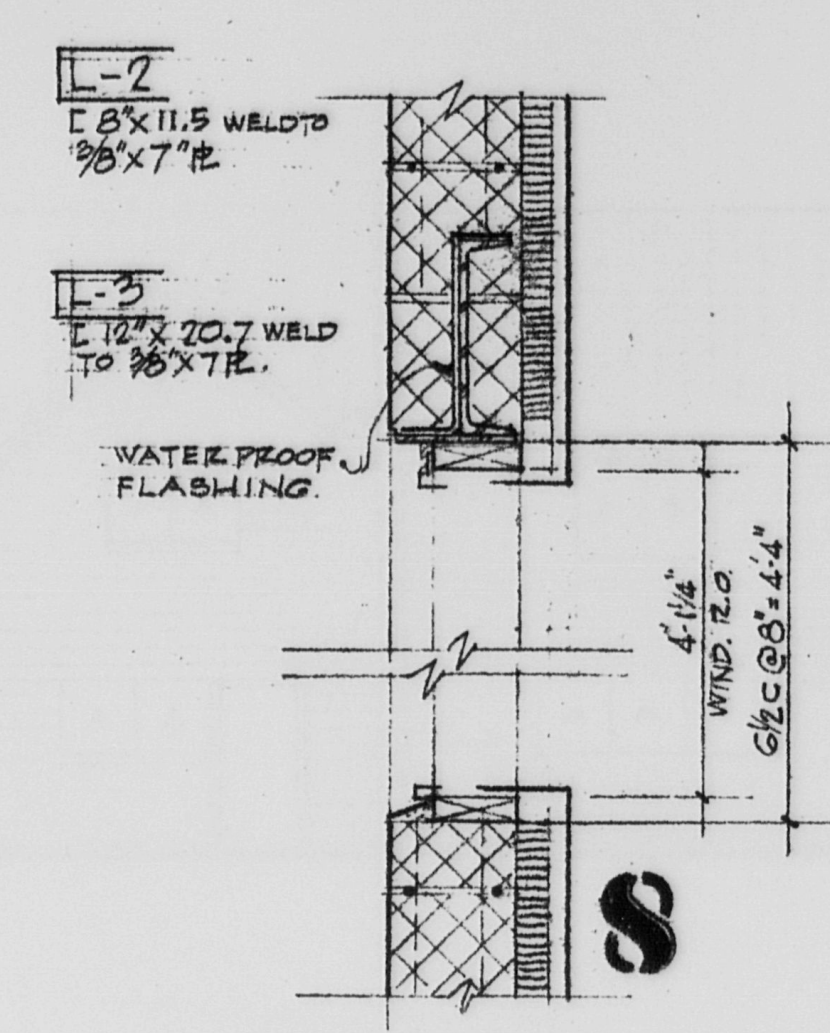
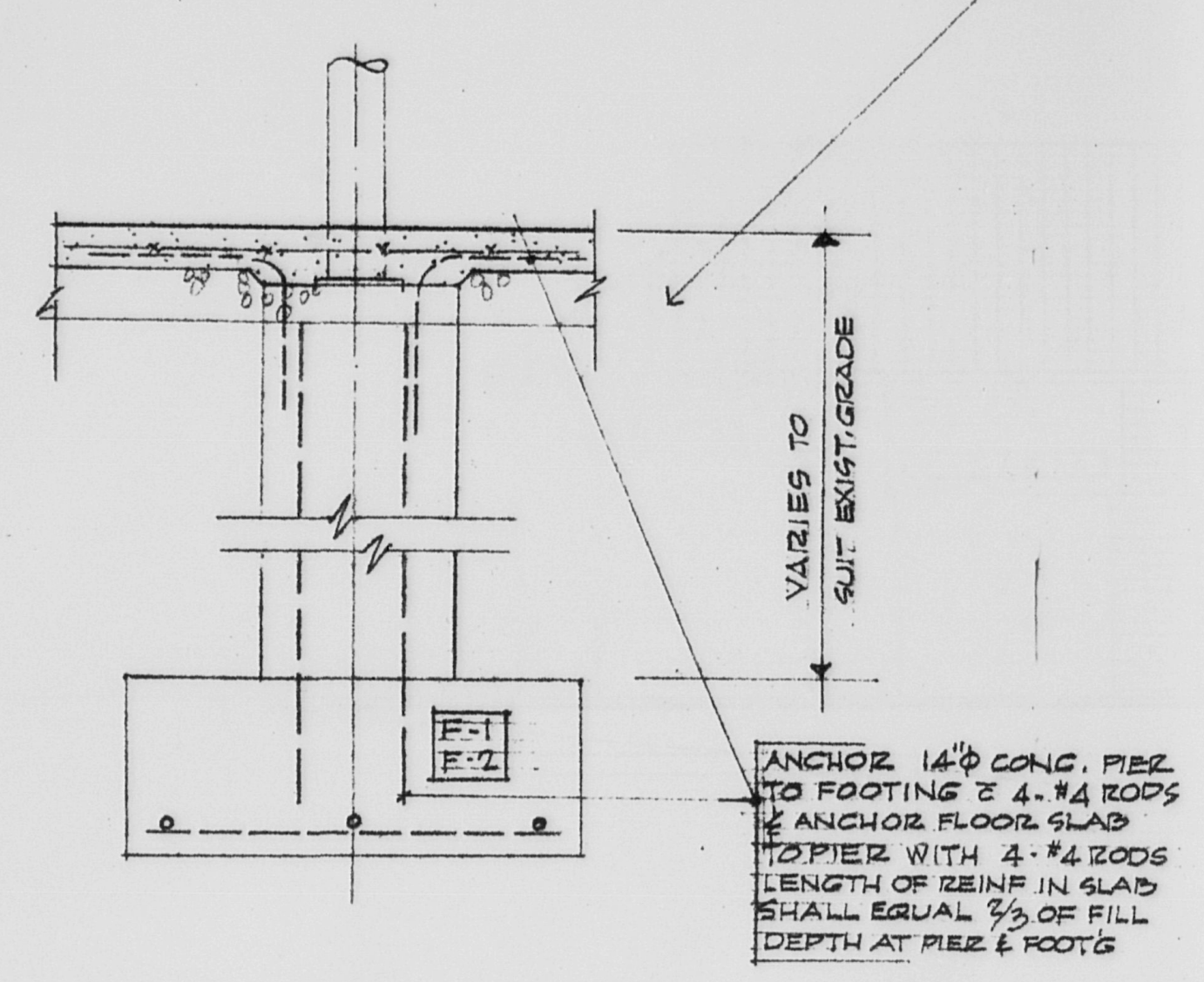
FLOOR PLANS
SCALE 1/4" = 1'-0"

Charles P Winter / Architect 25 Laurel Avenue, Chatham, NY 12019 518-394-9990

DWG.

1

MARK	SIZE (WxDxL)	REINF.	REMARKS
FC	1'0" x 12" x CONT.	2 #4 CONT.	NOTE: STEPPED FOOTING
F1	2'6" x 12" x 2'6"	3 #4 EA. WAY	SEE PIER DETAIL
F2	2'6" x 12" x 2'6"	3 #4 EA. WAY	"

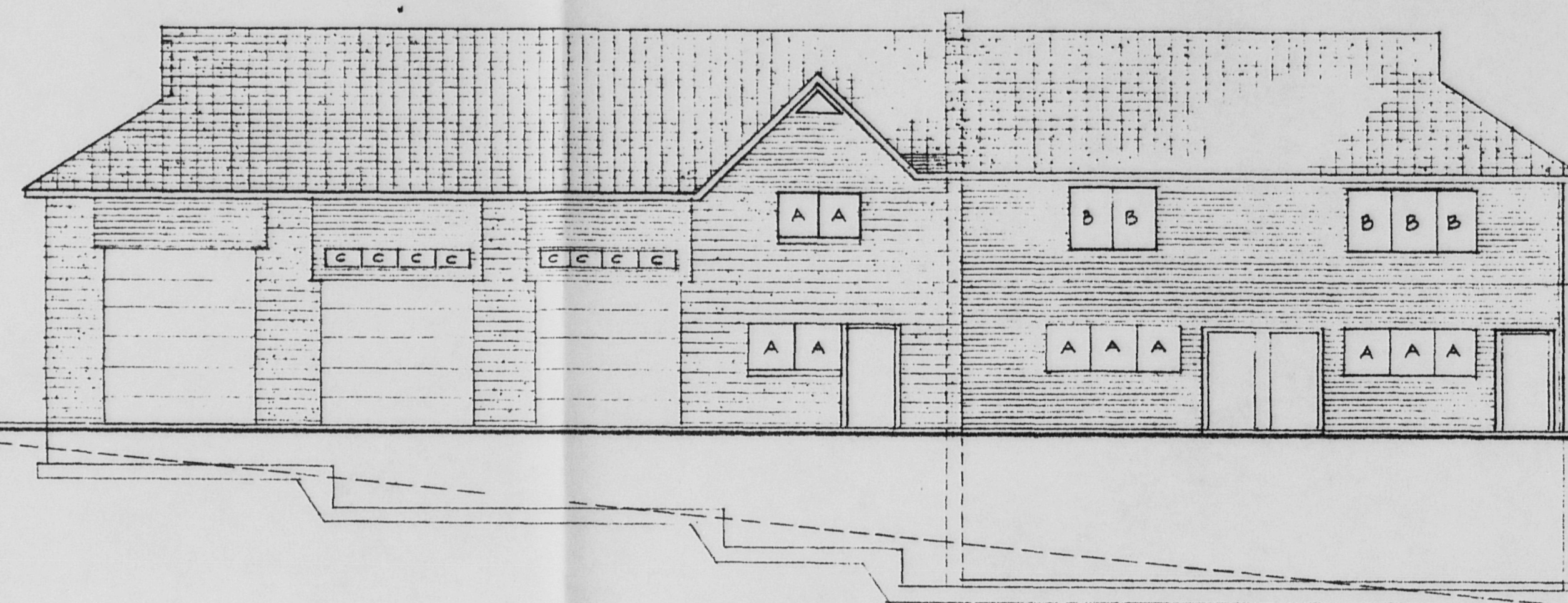
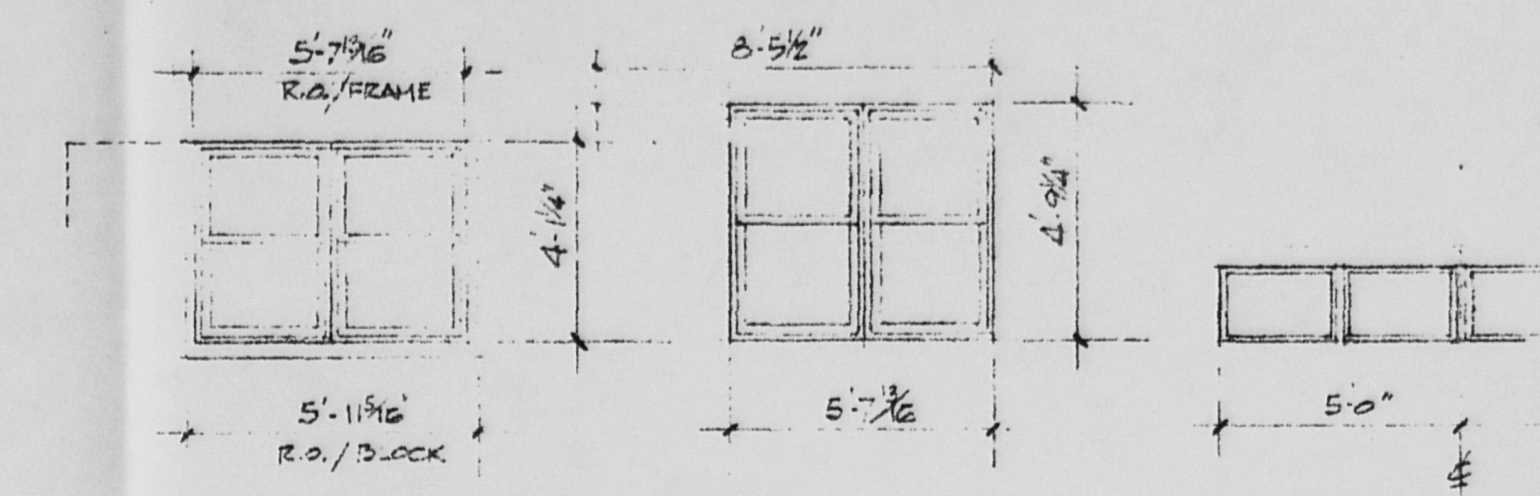


DATE: FOR REVIEW MAR. 6 '00
NEW GARAGE-OFFICE BLDG. FOR SLOOP HILL ASSOCIATES, LLC SLOOP HILL ROAD, NEW WINDSOR, N.Y.
FOUNDAION PLAN & WALL SECTIONS
SCALE: 1/4" = 1'-0"

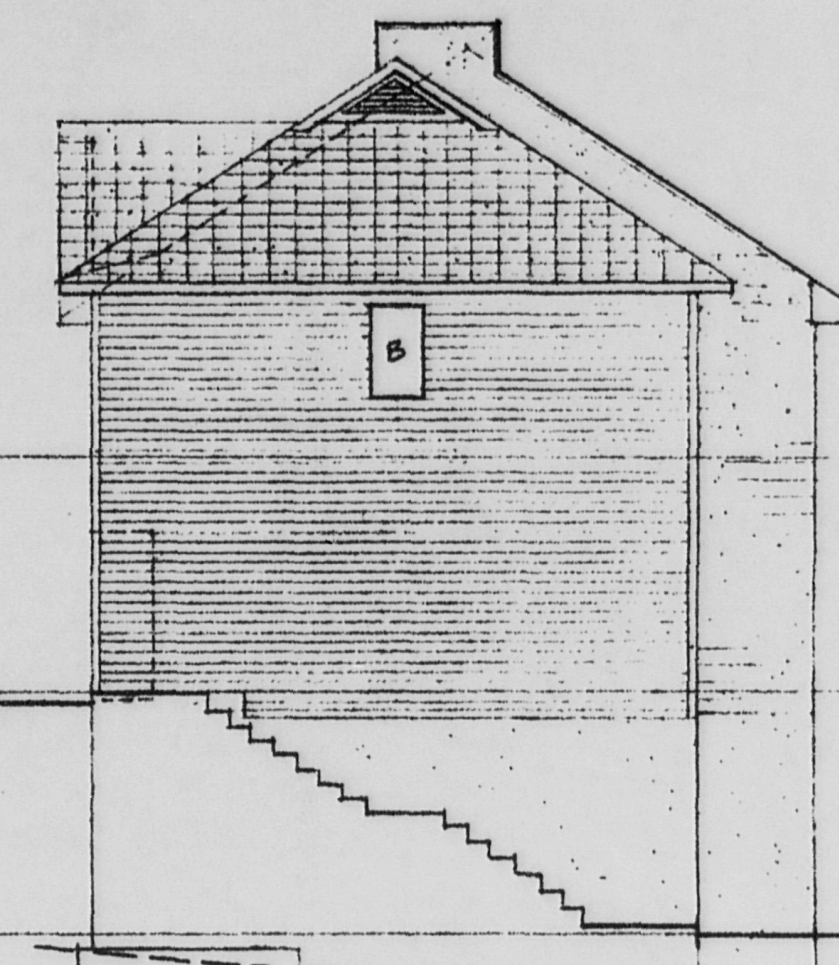
DWG. 2

WINDOW SCHEDULE:

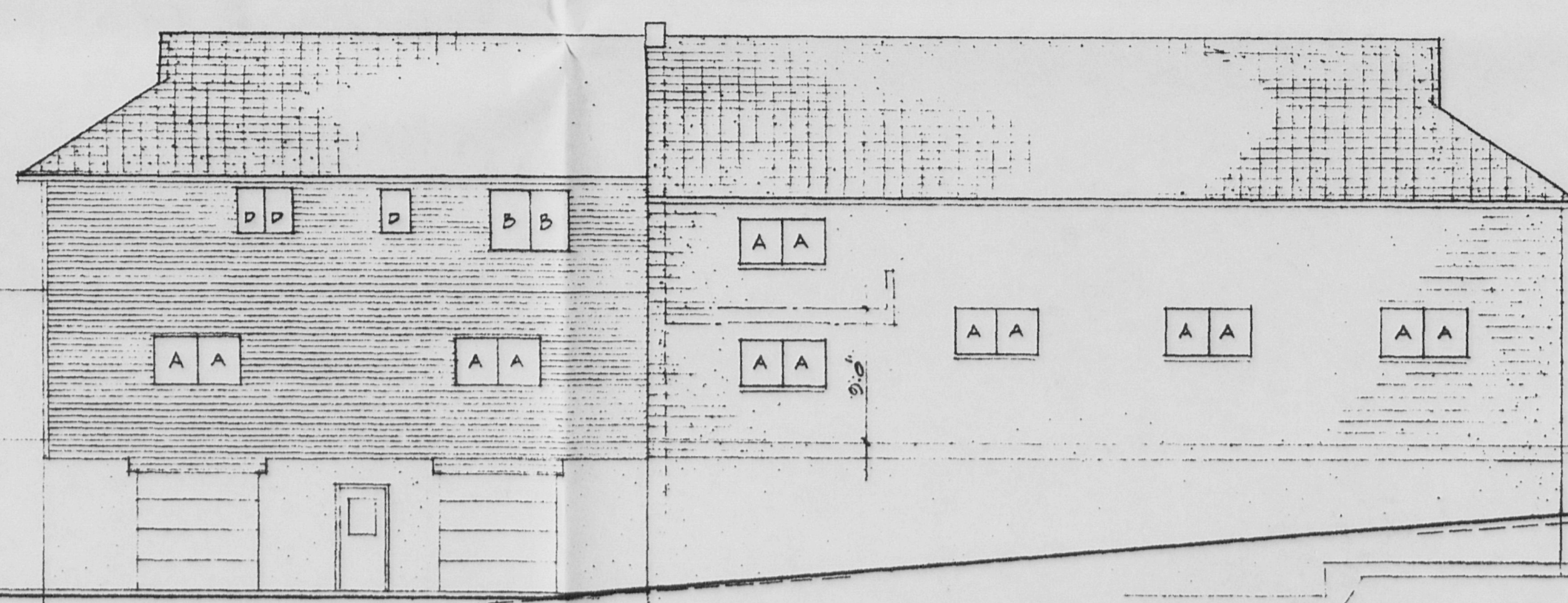
	ANDERSEN NO.	REMARKS:
A	28310	USE NARROW MULLION
B	2846	PA.
C	AR 251	NON-VENTING
D	20210	USE NARROW MULLION



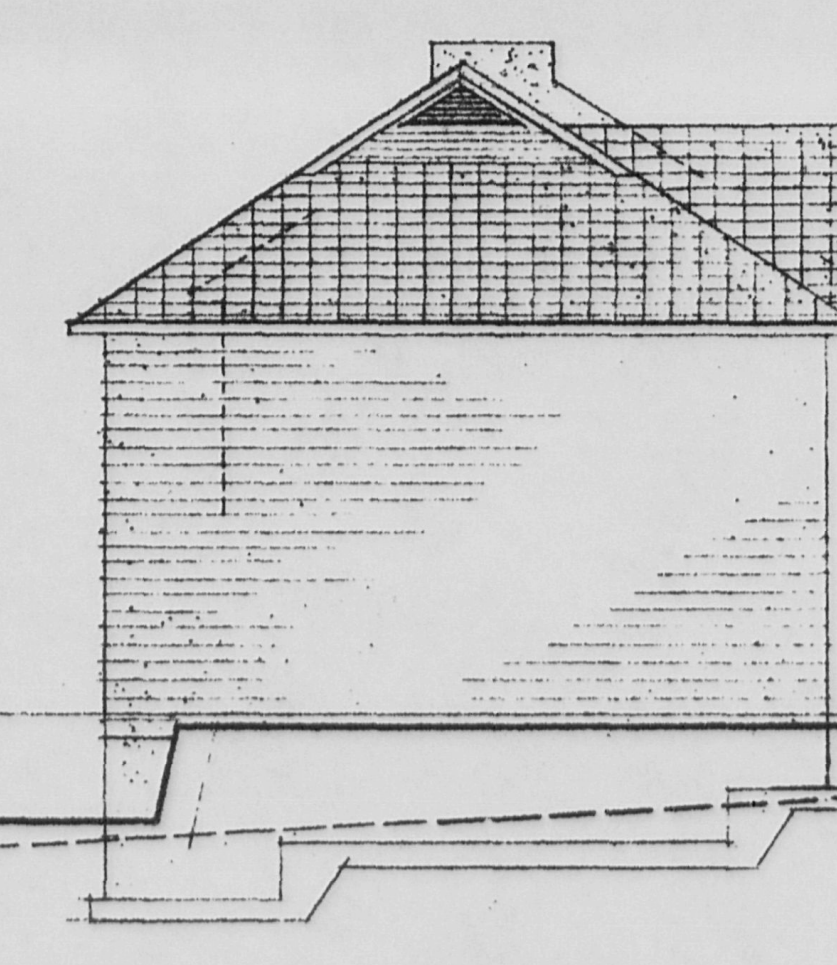
EAST



NORTH

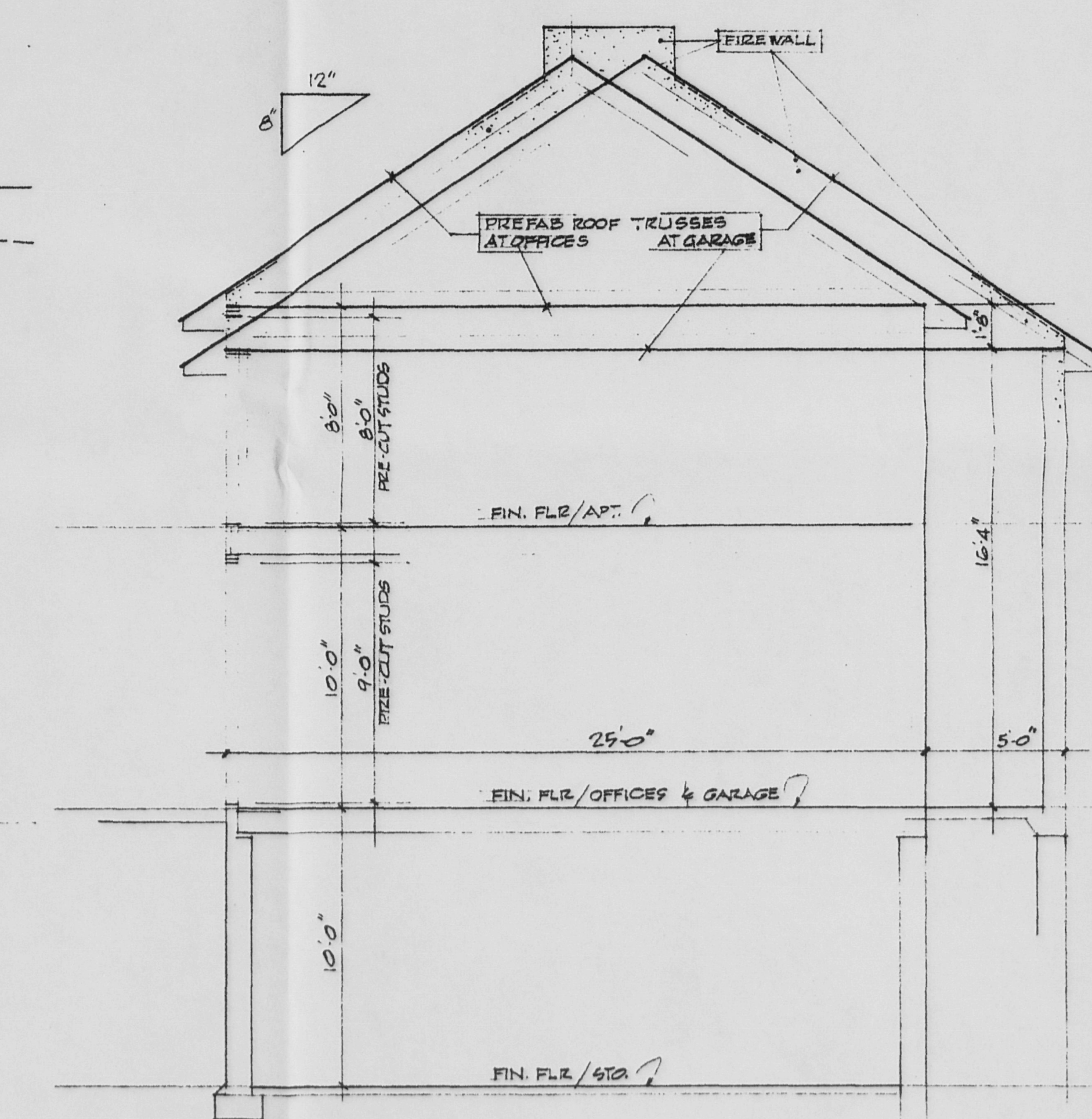
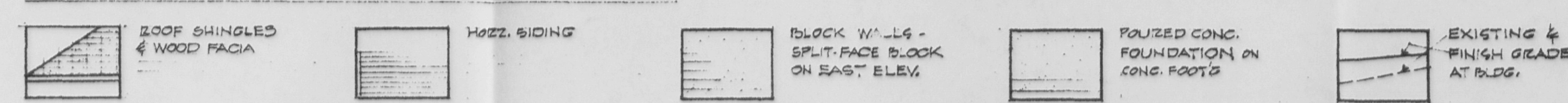


WEST



SOUTH

LEGEND OF ELEVATION INDICATIONS:



DIAGRAMATIC SECTION
SCALE 1/4" = 1'-0"

DATE: FOR REVIEW MAY 6' 00	NEW GARAGE-OFFICE BLDG. FOR SLOOP HILL ASSOCIATES, LLC SLOOP HILL ROAD NEW WINDSOR, N.Y.	DWG. 3
ELEVATIONS & SECTION SCALE 1/8" = 1'-0"		